




SPENCERS
LETTINGS

17 Little Dene Copse
Lymington

£1,700 PCM

A well presented three bedroom detached bungalow with garden and single garage. This property is location within a popular location within easy reach of Pennington and Lymington. Security Deposit: £415 Security Deposit: £2076 Council tax band: E



• Garden • Garage • Long Term • No Pets • Popular Location

Covered porch way opens in to the spacious light hallway with all rooms off. The hall has the shower room, airing cupboard and loft hatch.

The lounge / dining room extends from front to back and provides a great size living area with twin aspect and double doors through to the sun room over looking the garden.

The fitted kitchen, also overlooking the garden is well presented with a tiled floor, range of fitted units, a built in double oven, gas hob and free standing dishwasher and fridge freezer.

The three bedrooms are all a very good size, the master with lovely views to the front, with the second and third also having garden views. The family bathroom completes the accommodation with a white suite and shower.

Overall this a lovely spacious bungalow set in a peaceful location within easy reach of the town and marinas.

To the front of the property there is a considerable open lawned area giving a lovely open feel to the bungalow, the boundaries include low hedging and small mature plantings.

The rear garden is almost due South with a wide lawned area, patio and wooden shed

Parking is located at the entrance to the road with a single garage and off road parking in front.

12 months minimum.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £415.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage

The broadband and mobile availability and speeds can be checked via the Ofcom's "broadband and mobile coverage checker" on their website

ADDITIONAL INFORMATION

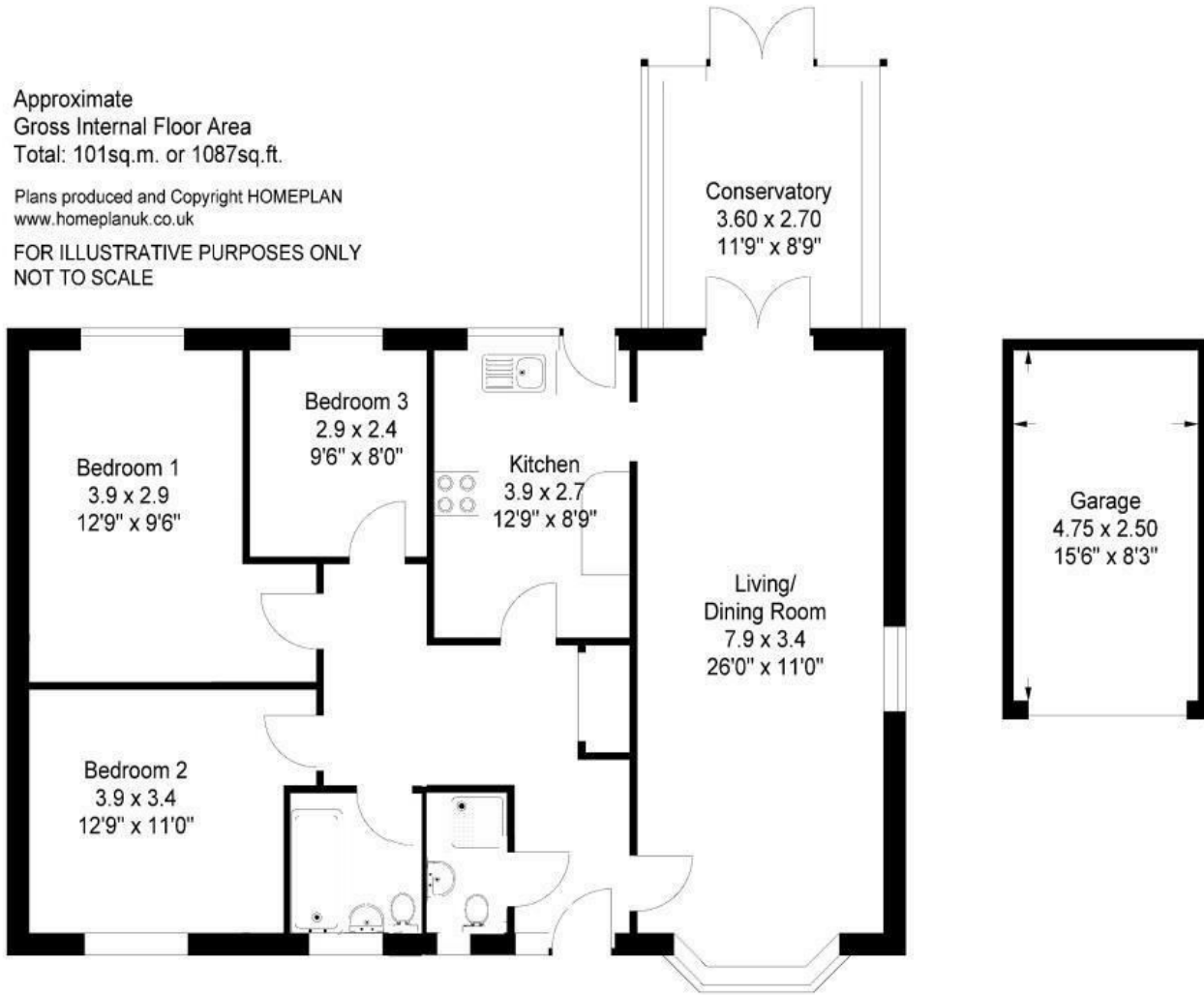
Council tax band: E Furnishing Type: Unfurnished Security Deposit: £1,961 Available From: 19th August 2024



Approximate
Gross Internal Floor Area
Total: 101sq.m. or 1087sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	



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ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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