



SPENCERS  
LETTINGS

## 2 Home Farm Cottages Upper Street Breamore

£2,000 PCM

A beautiful three bedroom grade 2 listed property renovated a few years ago. This property is available long term, enjoys large garden, outbuilding and off road parking for one car. Holding Deposit: £461 Security Deposit: £2307 Council Tax Band: E



• Quiet Location • Easy Reach of Ringwood and Salisbury • Modern Kitchen and Bathroom • Outbuilding

On entering the property hallway leads to living room and dining room. The living room is large with open fire and windows overlooking the garden. The dining room is of a good size with doors down to the cellar and to the kitchen. The kitchen is nicely finished with dishwasher, electric oven and ceramic hob. There is plumbing for a washing machine in the cellar.

Upstairs the master bedroom has double aspect and is lovely and light. The bedroom enjoys fitted wardrobes and feature fireplace. The second bedroom is of a good size with build in cupboard. The third bedroom is perfect for a single bed or as a study. The family bathroom is modern with wash hand basin, bath, WC, heated towel rail and separate shower.

Outside there is use of a red brick outbuilding which is ideal for bikes.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £2307.

The property's construction is brick and tile.

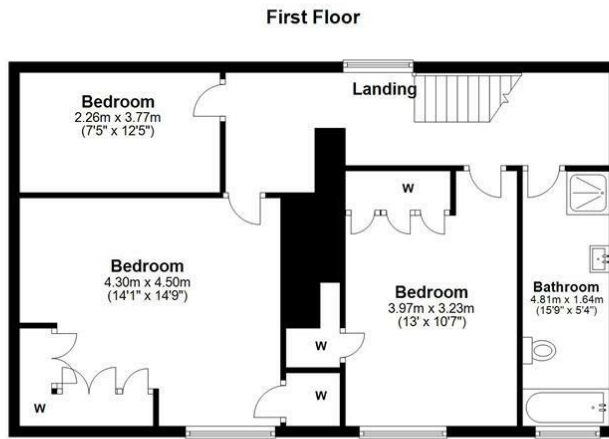
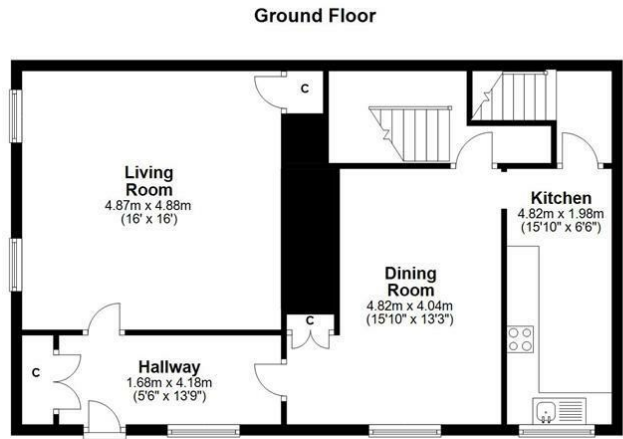
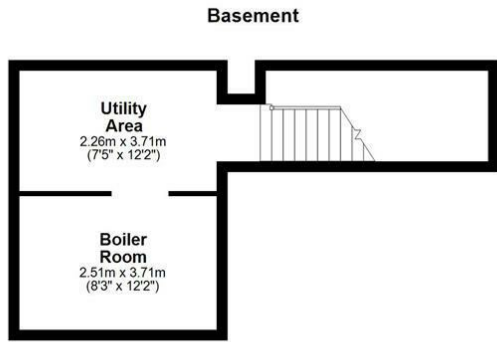
The property has mains oil central heating, an electricity supply, mains water and shared septic tank.

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

#### ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Not specified Security Deposit: £2,307 Available From: 5th August 2024





Total area: approx. 172.2 sq. metres (1853.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	



# SPENCERS

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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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