



4 Belmont Drive
Lymington

£2,300 PCM

A well presented fully furnished detached three bedroom house south of Lymington High Street with driveway parking for two cars. This property is available for a 6 Month let. Holding Fee: £530 Security Deposit: £2653 Council Tax Band: F



- Well Presented • Fully Furnished • Quiet Location • Broadband and TV License Inc • 6 MONTH LET
- Possibility to extend by 1-2 months • GARAGE NOT INCLUDED • TV License and WiFi Included

A wonderfully presented three bedroom detached house with off road parking and pretty garden. The property is located south of Lymington high street and within easy distance the marinas.

On entering the property, the entrance hall leads through to kitchen, living room, stairs and downstairs cloakroom. The kitchen/ dining room is modern with plenty of work and cupboard space with integrated appliances. Off the kitchen is the conservatory with patio doors leading to the rear garden. There are also double doors leading through into the spacious living room with bay window overlooking the front.

Upstairs there are three bedrooms, two doubles and a single. The master bedroom benefits from ensuite shower room. The family bathroom enjoys wash hand basin, WC and bath with shower.

Outside there is a pretty rear garden which is mostly laid to lawn with mature shrub borders and patio area. To the front there is off road parking for two cars.

PLEASE NOTE THE GARAGE IS NOT INCLUDED

In order to secure this property, you will need to pay to Spencers a one week holding fee of £530.00

Parking for two cars is located on the private driveway

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

Council Tax Band: F

6 Month Let but possibility to extend by 1-2 months

ADDITIONAL INFORMATION

Council tax band: F Furnishing Type: Furnished Security Deposit: £2,653 Available From: 9th September 2024





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	



SPENCERS

LETTINGS

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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