



SPENCERS  
LETTINGS



Swaylett Farm Arnewood Bridge Road  
Lymington

£3,000 PCM

A beautifully presented large 4 bedroom family home with garden and off road parking. The property is located within easy reach of Sway Village, Lymington and New Milton. Holding fee: £738 Security Deposit: £3692 Council Tax Band: G



• Spacious Accomodation • Large Garden • Modern Kitchen

On entering the property the spacious hallway leads through to all principal rooms. The living room is large with stone fireplace and woodburner. It enjoys duel aspect which creates a great sense of light and space. The kitchen is of a good size with island breakfast bar, plenty of work and cupboard space, cooker, integrated fridge and freezer. There is a separate utility room with door to the outside. The dining room comes of the kitchen with window overlooking the garden.

There is a downstairs study and cloakroom also on the ground floor.

Up the stairs are four bedrooms. The master bedroom is large with ensuite bathroom. The family bathroom is well equipped.

It is important to be aware that there is a bridleway path that runs along the railway edge down the drive. There is also a local business located to the back of the property.

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

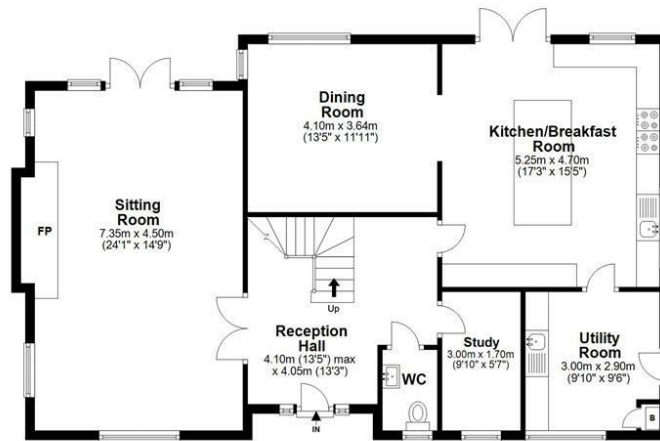
#### ADDITIONAL INFORMATION

Council tax band: G Furnishing Type: Unfurnished Security Deposit: £3,461 Available From: 23rd August 2024



# Floor Plan

Ground Floor



Approx Gross Internal Area  
217.5 sqm / 2341.5 sqft

First Floor

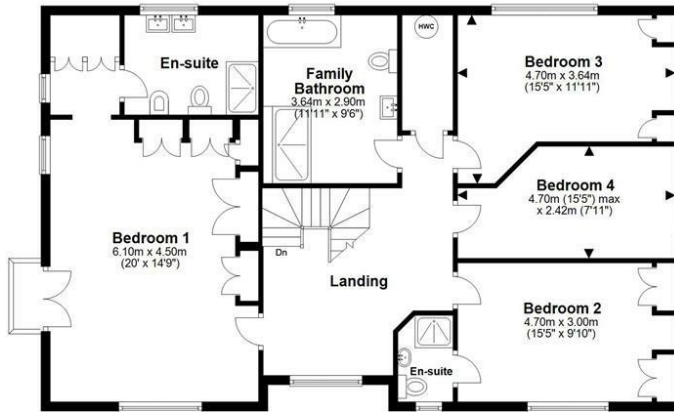


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</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

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.

## ADDRESS

Spencers Lettings  
74 High Street  
Lymington  
Hampshire  
SO41 9AL

Spencers Lettings  
368-370 Lymington Road  
Highcliffe on Sea  
Christchurch  
Dorset  
BH23 5EZ

## CONTACT US

01590 624814/ 01425 205000  
lettings@spencersproperty.co.uk  
www.spencersnewforest.com

