



SPENCERS  
LETTINGS



Barn View Rookery Lane  
Breamore

£1,500 PCM

A beautiful two bedroom detached house located in the village of Breamore with views over surrounding countryside, off road parking and sunny garden. Holding Deposit: £346 Security Deposit: £1730 Council Tax Band: D



• Stunning Location • Driveway • Convenient for Access to Salisbury • Convenient for Access to Ringwood

On entering the property, the entrance hall leads through to the dining and living room. The dining room overlooks the front with the kitchen come off it. The kitchen is modern with plenty of work an cupboard space, electric oven and hob and door to the garden. There is a pretty log burner ideal for winter evenings.

The living room is of a good size and enjoys feature fireplace, build in cupboard and shelving.

Upstairs there are two bedrooms. One master with pretty feature fireplace and a second single room.

The modern bathroom is equipped with bath, hand basin and shower over the bath.

The garden wraps from the front to side and is mostly laid to lawn with mature borders. There is a gravel driveway for 1/2 cars.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £346.

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.

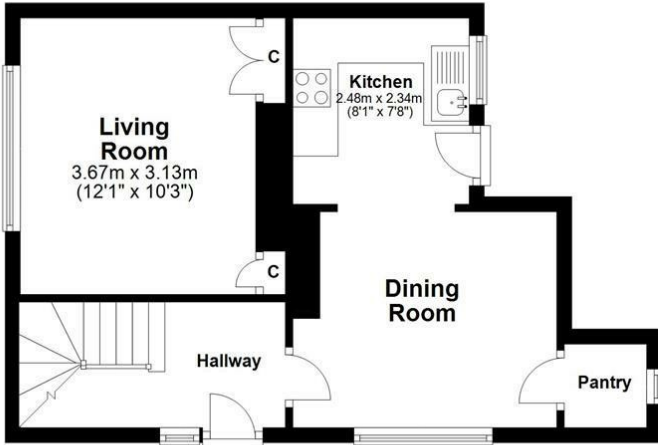
#### ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Not specified Security Deposit: £1,730 Available From: 12th August 2024

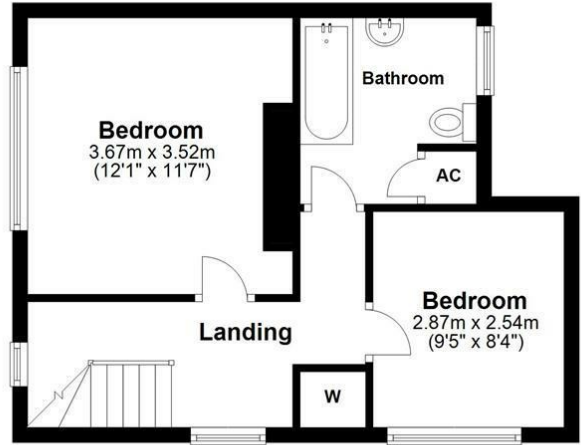




**Ground Floor**



**First Floor**



Total area: approx. 73.0 sq. metres (785.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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