



SPENCERS
LETTINGS



3 Leigh Park
Lymington

£1,600 PCM

A modern three bedroom terraced home located in a quiet cul de sac minutes from Waitrose and the top of the high street.



• Well Presented • Unfurnished • Walking Distance To Lymington Town Centre • Quiet Cul De Sac

A welcoming, light and spacious entrance hall with coat hanging space and a door to all main accommodation. There is a useful cloakroom with wash basin and WC. The living room is of notable size with an attractive bay window to the leafy front aspect.

The kitchen/diner is open plan with an archway through to the living room. The kitchen offers a range of shaker style fitted cupboards with space and plumbing for washing machine and oven. There is an integrated fridge/freezer and an area for a dining table adjacent to the conservatory. Doors lead to the low maintenance and private paved garden.

Stairs from the entrance hall lead to the first floor landing with an airing cupboard and loft access. The light and airy main bedroom over looks the front garden with fitted wardrobes. Bedroom two is also a double with more fitted wardrobes and there is a further single bedroom. The family bathroom comprises bath with shower over, wash basin, WC.

The rear garden has been designed to create a tranquil and peaceful private outdoor space. There is a patio accessed from the conservatory, fenced boundary, and a gate leading out a parking area

In order to secure this property, you will need to pay to Spencers a one week holding fee of £323.00

Parking is available in parking area to the rear and on road in front of the property

Property 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 D

ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £1,615 Available From: 6th September 2024



Ground Floor



Approx Gross Internal Areas

House: 77.7 sqm / 836.5 sqft
 Conservatory: 7.7 sqm / 82.5 sqft
 Garage (in separate block): 12.5 sqm / 134.7 sqft

Total Approx Gross Area: 97.9 sqm / 1053.7 sqft

First Floor

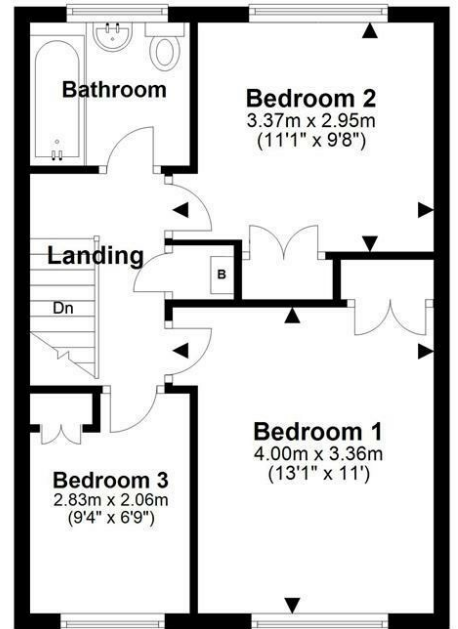


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
 Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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