



SPENCERS
LETTINGS



Myrtle Cottage North Street
Lymington

£1,300 PCM

A characterful fully furnished two bedroom detached cottage available for a 6 to 12 month tenancy. The property is located within easy reach of the amenities of Pennington and within a short distance of Lymington. Holding Deposit: £300 Security Deposit: £1500 Council Tax Band: E



• Fully Furnished • 6- 12 Month Let • Bath Only • Gardener and Window Cleaner Included • Characterful

On entering the property there is a pretty entrance porch which leads into the dining room. The dining room is spacious with large brick open fireplace and doors to both the kitchen and living room. The kitchen is well equipped with work and cupboard space, electric hob and oven and fridge. The sink overlooks the front of the property. Off the dining room is one set of stairs to the first floor and door to the utility/boot room and family bathroom. The bathroom consists of a bath, wash hand basin and toilet and is located on the ground floor. The living room enjoys dual aspect with bay window overlooking the front and glass patio door to the back. The room is cosy with red brick open fireplace and has a second set of stairs leading to the first floor.

Up the stairs from the living room is the master bedroom with plenty of built in wardrobes and double bed. A joining door leads through to the second twin bedroom which leads to a further door with ensuite toilet and dressing area with the second set of stairs heading back down to the kitchen .

There is a door leading from the utility/ boot room that goes out to the garden. The garden wraps around the property and is of a good size. It is mostly laid to lawn with mature shrub borders and patio area ideal for alfresco dining. The garden is well enclosed and private.

The parking and garage is located to the rear of the garden.

Sorry no pets or sharers will be considered.

The property's construction is cob.

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.

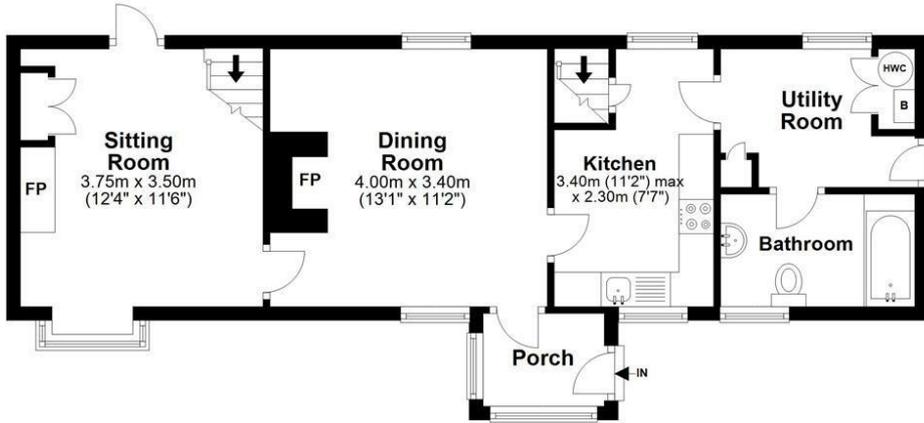
ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Furnished Security Deposit: £1,500 Available From: 30th April 2024



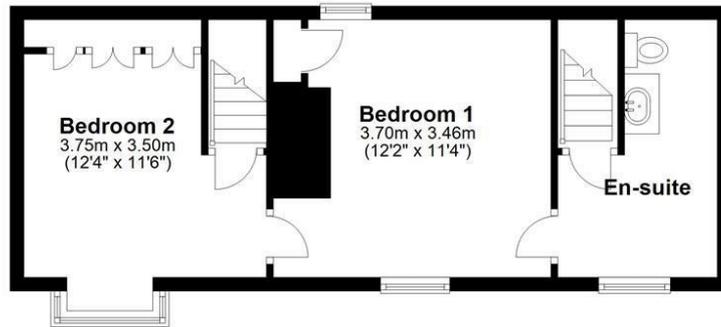
Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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