



Lilac Cottage Wainsford Road Lymington

£1,950 PCM

Beautifully presented fully furnished 3 bedroom detached house., Lilac Cottage is conveniently situation close to local amenities and walking distance into Lymington town centre and close to Pennington Common. Council tax: E EPC D Security Deposit £2250 Holding Fee required £450



- Contemporary Design • Courtyard Garden • On Road Parking • Fully Furnished • Solar Panels Infrared Heating • Hot Water Thermo Dynamic

The property is approached by a sliding metal gate with attractive paved frontage.

This extremely attractive home offers contemporary design and open plan accommodation.

The living areas in the property consist of a kitchen with double oven, induction hob, microwave, fridge/freezer, dishwasher, dining room with seating for six, utility with washing machine and tumble dryer, and a sitting room with TV. The bedrooms consist of a king-size with en-suite shower room, a double and a bunk, along with a bathroom.

Outside, there is a rear garden with patio, seating and bike storage, as well as roadside parking

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.

PLEASE NOTE: Any measurements quoted are approximate and for general guidance only. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. All deposits are lodged with the

Tenancy Deposit Scheme (TDS). The security deposit of this property will be the equivalent of 5 weeks rent. Spencers Lettings will take a one week holding deposit to secure a new tenancy and this will be deducted from the first months rent. Spencers lettings are apart of The Property Ombudsman. If you have further questions please contact the Spencers Lettings office.

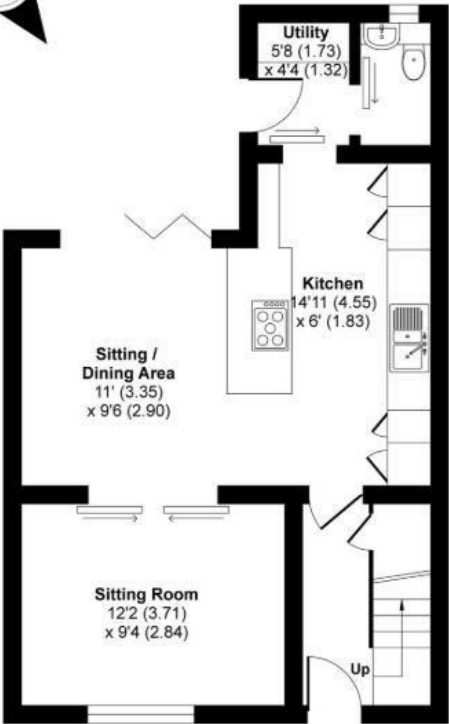
ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Furnished Security Deposit: £2,250 Available From: 1st October 2025



Wainsford Road, Pennington, Lymington, SO41

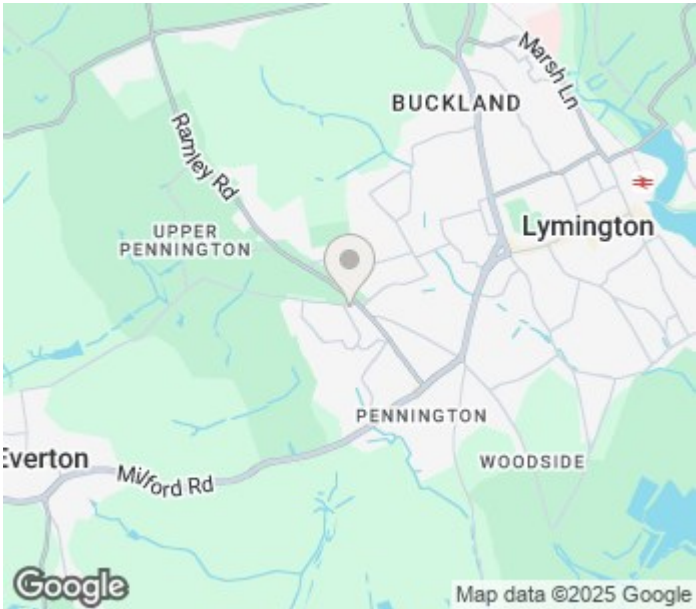
Approximate Area = 968 sq ft / 90 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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