



The Old Post Office Salisbury Road Breamore

£1,500 PCM

A beautiful two bedroom grade 2 listed semi detached property located in the quiet village of Breamore. This property is located on Salisbury Road which is within easy reach of both Ringwood and Salisbury. The property enjoys off road parking for two or three cars and rear garden. Holding Fee: £346 Security Deposit: £1730 Council Tax Band: C.



• Newly Renovated • Driveway for Several Cars • Garden • Grade 2 Listed

Door from the garden leads into the modern kitchen with plenty of work and cupboard space and oven and hob. From the kitchen is the dining room which enjoys log burner, door to living room and stairs to the first floor. The living room has dual aspect creating a good sense of light and space.

Upstairs there are two double bedrooms with large modern bathroom. The bathroom consists of bath, walk in shower, toilet and hand basin.

The garden is located to the rear of the property and is mostly laid to lawn with shrub borders.

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 electric storage heaters, mains water and septic tank.

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

The property has not flooded in the last 5 years and is not at risk of flooding.

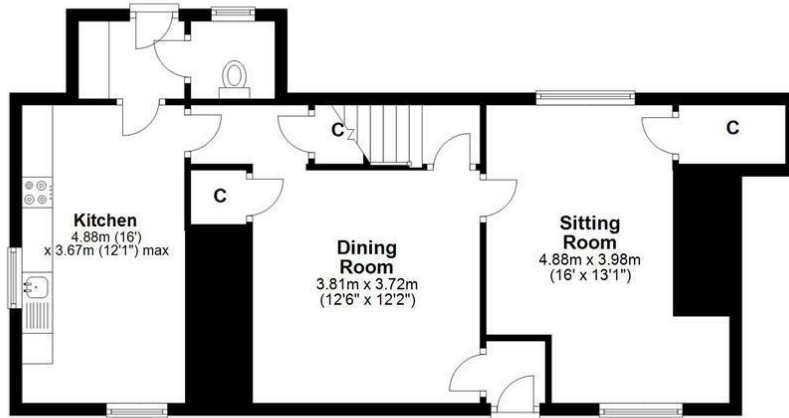
PLEASE NOTE: ALL APPLICANTS MUST BE ABLE TO PROVE 3X THE ANNUAL RENTAL AMOUNT TO BE CONSIDERED, THIS EQUATES TO £54,000 A YEAR.

ADDITIONAL INFORMATION

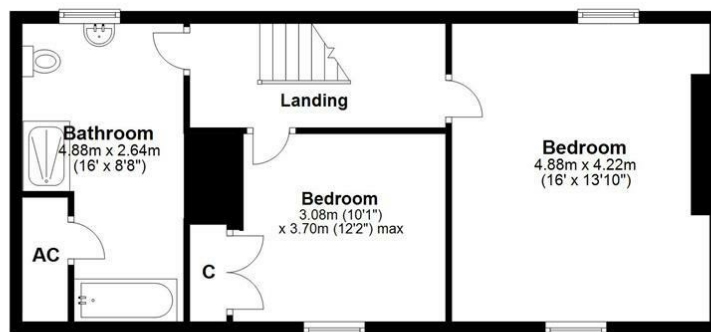
Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,730 Available From: 8th July 2024



Ground Floor



First Floor



Total area: approx. 117.2 sq. metres (1261.7 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 or 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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, 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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