



# 20 Tomkyns Close, Chandler's Ford, SO53 4HL

**£1,200 Per Calendar Month**

**\*\*PROPERTY NOW LET, NO ENQUIRIES PLEASE\*\*** A well presented end of terrace home situated within Thornden School catchment offering two bedrooms, modern bathroom, sitting/dining room, kitchen, downstairs cloakroom, rear garden and driveway parking.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Built in storage cupboard with space and plumbing for washing machine.

#### Cloakroom:

5'7" x 2'6" (1.70m x 0.76m) Modern white suite with chrome fittings comprising WC, wash hand basin.

#### Kitchen:

8' x 6'5" (2.44m x 1.96m) Integral oven with gas hob and extractor hood over, fridge freezer, washing machine.

#### Sitting/Dining Room:

15' x 12'6" max (4.57m x 3.81m max) Space for table and chairs, doors opening to rear garden.

### First Floor

#### Landing:

#### Bedroom 1:

12'7" x 8'6" (3.84m x 2.59m) Built in airing cupboard.

#### Bedroom 2:

12'7" x 8'1" (3.84m x 2.46m)

#### Bathroom:

6'2" x 6'1" (1.88m x 1.85m) Modern white suite with chrome fittings comprising WC, wash hand basin, bath with shower attachment.

## OUTSIDE

#### Front:

Pathway leading to front door, pathway providing pedestrian access to rear garden.

#### Rear Garden:

Approximately 32' x 14' with patio area, area laid to lawn, shrub borders, outside tap, gate providing side pedestrian access to front of property.

#### Parking:

Off road parking for two vehicles situated to the front of the property.

## OTHER INFORMATION

#### Approximate Area:

52sqm/580sqft

#### Managment:

Tenant find only

#### Availability:

Available mid - late August

#### Deposit:

£1384

#### Pets:

No

#### Furnished/Unfurnished:

Unfurnished

#### Heating:

Gas central heating

#### Windows:

Wooden double glazed windows, rear patio doors UPVC

#### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

#### Secondary School:

Thornden Secondary School

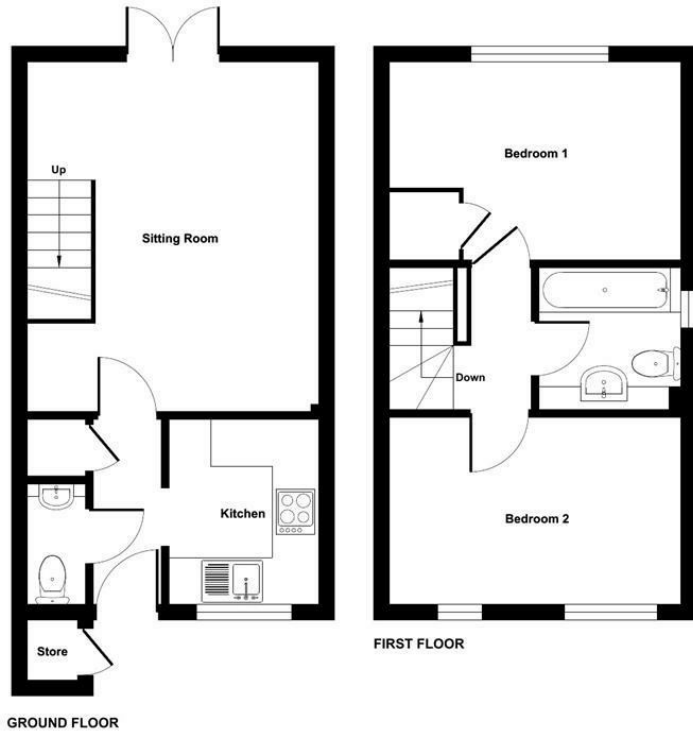
#### Local Council:

Test Valley Borough Council 01264 368000

#### Council Tax:

Band C - £1661.89 22/23

Ground Floor = 290 sq ft / 26 sq m (excludes store)  
 First Floor = 290 ft / 26 sq m  
 Total = 580 sq ft / 52 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Sparks Ellison. REF: 940911



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

