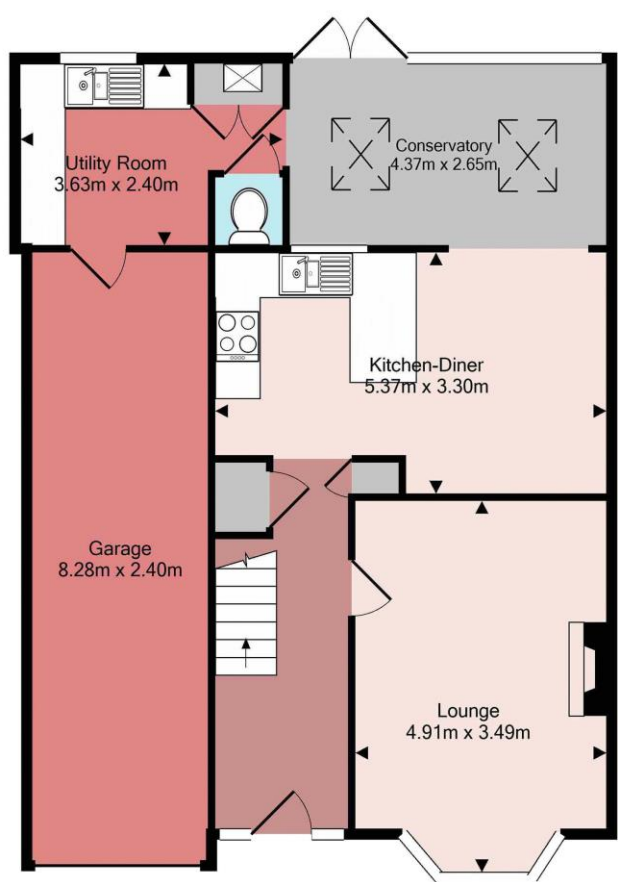


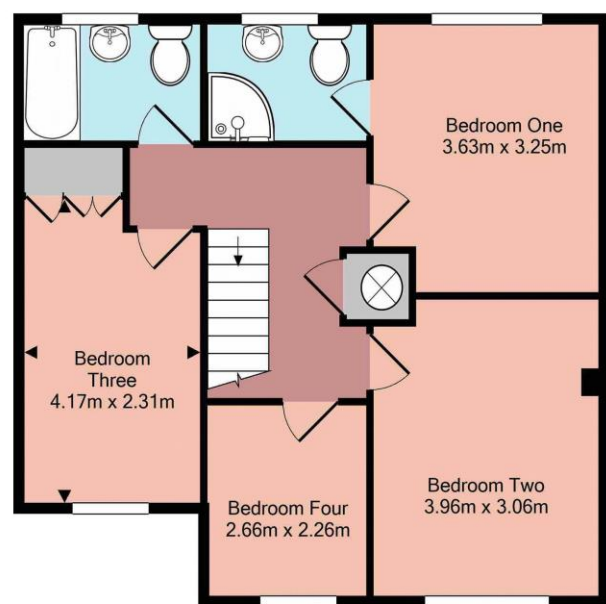


Rushington
£1695 pcm

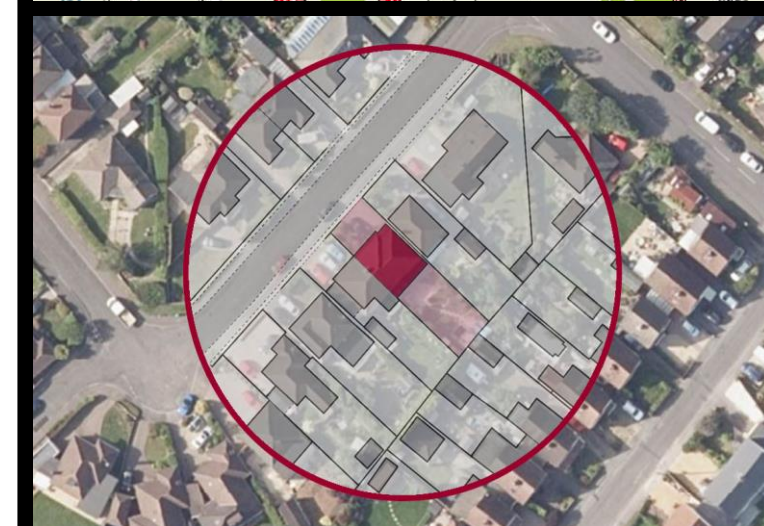
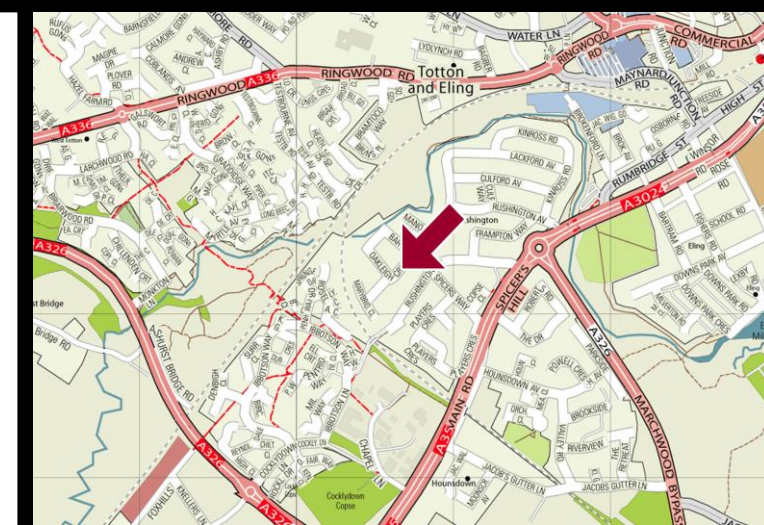
brantons



Ground Floor



1st Floor



Accommodation

Entrance Hall 16' 5" x 5' 11" (5.00m x 1.81m)

Lounge 16' 1" x 11' 5" (4.91m x 3.49m) Into Bay

Kitchen-Diner 10' 10" x 17' 7" (3.30m x 5.37m) Maximum

Utility Room 7' 10" x 11' 11" (2.40m x 3.63m) Maximum

Conservatory 8' 8" x 14' 4" (2.65m x 4.37m)

Downstairs W.C 3' 3" x 3' 3" (1.00m x 1.00m)

Bedroom One 11' 11" x 10' 8" (3.63m x 3.25m)

En-suite 5' 7" x 6' 7" (1.70m x 2.01m)

Bedroom Two 13' 0" x 10' 0" (3.96m x 3.06m)

Bedroom Three 13' 8" x 7' 7" (4.17m x 2.31m) Maximum

Bedroom Four 8' 9" x 7' 5" (2.66m x 2.26m)

Bathroom 5' 5" x 8' 2" (1.66m x 2.49m)

Garage 27' 2" x 7' 10" (8.28m x 2.40m)

Property

Brantons Independent Estate Agents are pleased to offer for let this extended semi-detached family home situated in the highly regarded residential area of Rushington. The versatile ground floor accommodation is comprised of lounge with bay window, open-plan kitchen-dining area, conservatory and utility room with W.C. Upstairs consists of four bedrooms, three of which are generous doubles rooms and the master benefits from an en-suite shower room. From the landing there is also a family bathroom. Additional features of the property include driveway parking leading to an integral garage measuring in excess of 27ft in length and an enclosed rear garden with lawn and patio seating areas. The property is situated in a within the Foxhills & Hounslow School catchments and as result of this an early viewing will be necessary to avoid any later disappointment.

Features

- Four Bedrooms (Three Double Rooms)
- Lounge With Bay Window
- Open-plan Kitchen-Dining Area
- Conservatory With French Doors
- Utility & Downstairs W.C
- Family Bathroom & En-suite Shower Room
- 27ft Garage With Driveway Parking
- Enclosed Rear Garden With Patio Seating Area
- Foxhills & Hounslow School Catchments
- Deposit = £1955 (Registered With DPS)

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant:	Eling
Junior:	Foxhills
Senior:	Hounslow

Distances

Motorway: 1.6 miles

Southampton Airport: 8.9 miles

Southampton City Centre: 4.8 miles

New Forest Park Boundary: 1.5 miles

Train Stations Ashurst: 2.8 miles

Totton: 1.1 miles

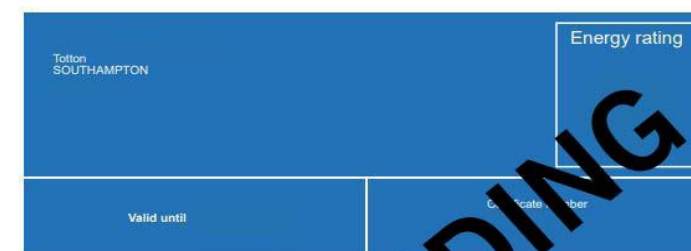
Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Avenue then at the end of the road, turn left into Lackford Ave. Continue straight across the crossroad onto Oakleigh Crescent.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)



Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for PRPs](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-prp-2020) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-prp-2020).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



www.brantons.co.uk | Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | enquiries@brantons.co.uk | 02380 875 020

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 distances and 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 Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

