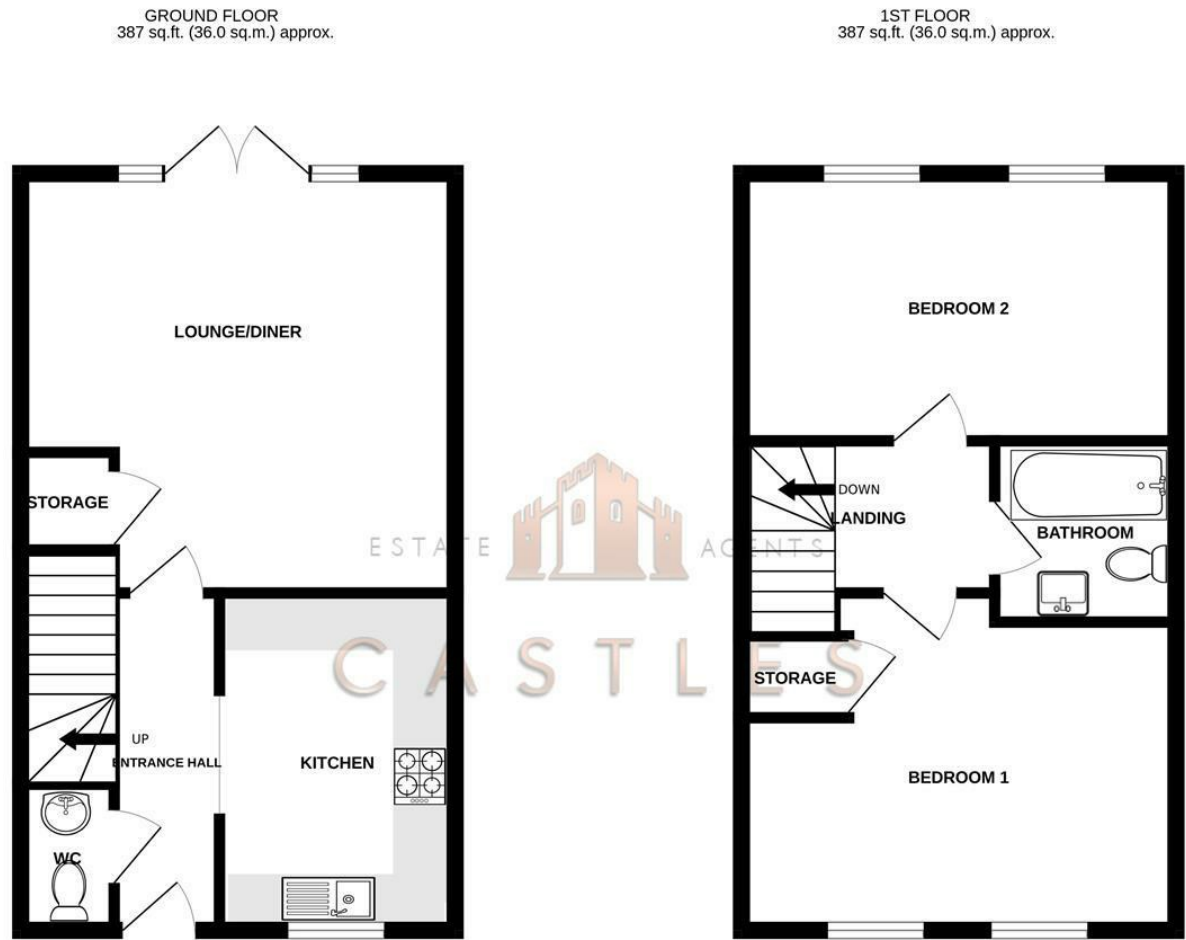


Floor Plan

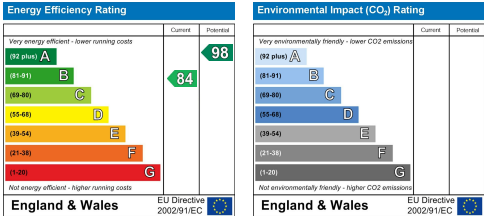


TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



29 Tanners Brook Close
Southampton, SO30 2HW

We are pleased to welcome to the market this two bedroom mid terrace property with allocated off road parking situated in a quiet cul-de-sac overlooking woodlands in Tanners Brook Gardens, Curbridge.

Built in 2023 and part of the Whitely Meadows Development this home still benefits from a 10 year NHBC warranty.

The ground floor of the property consists of a lounge/dining room with french doors opening into the garden, modern kitchen with integrated oven, hob, dishwasher, fridge/freezer & space for washing machine. There is also a downstairs cloakroom. Moving upstairs there are two double bedrooms and a modern family bathroom. The owners have the added bonus of Air Conditioning, perfect for those hot summer day/nights.

Externally the property benefits from a rear landscaped garden which consists of paving, lawns and a shed for storage which does benefit from electric supply. To the front there is allocated off road parking and woodlands views.

Tanners Brook Gardens is in 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles away offering regular services to London Waterloo, Portsmouth and Southampton.

For more information or to arrange a viewing please call Castles today.

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29 Tanners Brook Close
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- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- OVERLOOKING WOODLANDS
- WHITELEY MEADOWS DEVELOPMENT
- BUILT IN 2023
- SITUATED IN QUIET CUL-DE-SAC
- IDEAL FIRST TIME BUYERS HOME
- 10 YEAR NHBC WARRANTY

KITCHEN
8'1" x 6'7" (2.48 x 2.01)

LOUNGE DINER
13'2" x 12'10" (4.02 x 3.93)

BEDROOM ONE
10'11" x 8'7" (3.34 x 2.62)

BEDROOM TWO
12'10" x 8'3" (3.93 x 2.52)

BATHROOM

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point

you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML

check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

