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5 The Tanyards, Chandler's Ford, SO53 1TJ

£2,500 Per Calendar Month

Located in the desirable area of The Tanyards, North Millers Dale, Chandler's Ford, this well presented four bedroom detached home offers generous and versatile accommodation, perfect for families or professional tenants. The property features three reception rooms, a fitted kitchen with separate utility room, ground floor cloakroom, four good-sized bedrooms, an en-suite shower room and a family bathroom. Outside, there is driveway parking, an integral garage and an enclosed rear garden providing plenty of space to enjoy. Enjoying a convenient location close to highly regarded schools, local amenities and transport links, this is a wonderful opportunity to rent a spacious family home in a popular residential setting.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:
Stairs to the first floor with cupboard under, wooden floor.

Cloakroom:
Modern white suite comprising wash basin with cupboard under, wc, tiled floor.

Sitting Room:
19'7" x 12' (5.97m x 3.66m) Chimney breast with feature log burner.

Kitchen/Dining Room:
35'4" x 9'8" (10.77m x 2.95m) The kitchen area has been comprehensively re-fitted in a range of cream gloss units with wooden worktops, range style electric oven and gas hob with extractor hood over, integrated dishwasher, full height fridge and freezer. The dining area provides space for table and chairs and double doors to rear garden, wooden flooring throughout, open plan to family room.

Family Room:
13'6" x 11'8" (4.11m x 3.56m) Log burner, wooden floor, picture window overlooking the rear garden.

Study:
11'9" x 7' (3.58m x 2.13m)

Utility Room:
16'7" x 3'8" (5.05m x 1.12m) Space and plumbing for appliances, boiler, door to garage.

First Floor

Landing:
Hatch to loft space

Bedroom 1:
11' x 9'9" (3.35m x 2.97m) Range of fitted wardrobes.

En-Suite:
5'8" x 4'6" (1.73m x 1.37m) White suite with chrome fitments comprising shower cubicle with glazed screen, wash basin, wc.

Bedroom 2:
12'1" x 9'9" (3.68m x 2.97m) Built in wardrobe.

Bedroom 3:
12'1" x 9'6" (3.68m x 2.90m) Built in wardrobe.

Bedroom 4:
9'10" x 6'10" (3.00m x 2.08m)

Bathroom:
9'10" x 5'7" (3.00m x 1.70m) Modern white suite with chrome fitments comprising bath with central taps, separate shower cubicle with glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:
Brick paved driveway affords off street parking leading to the garage, adjacent lawned area, side access to rear garden.

Rear Garden:
The rear garden is an attractive feature of the property measuring approximately 57' x 47'. Adjoining the house is a paved patio leading onto a good sized lawn surrounded by well stocked borders and enclosed by fencing, garden shed.

Double Garage:
17'1" x 16'8" (5.21m x 5.08m) Light and power, electric door. Side access to rear garden.

OTHER INFORMATION

Approximate Age:
1980

Approximate Area:
182.3sqm/1963sqft

Management:
Fully managed

Furnished/Unfurnished:
Unfurnished

Available:
Immediately

Security Deposit:
£2884

Holding Deposit:
£576.92

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

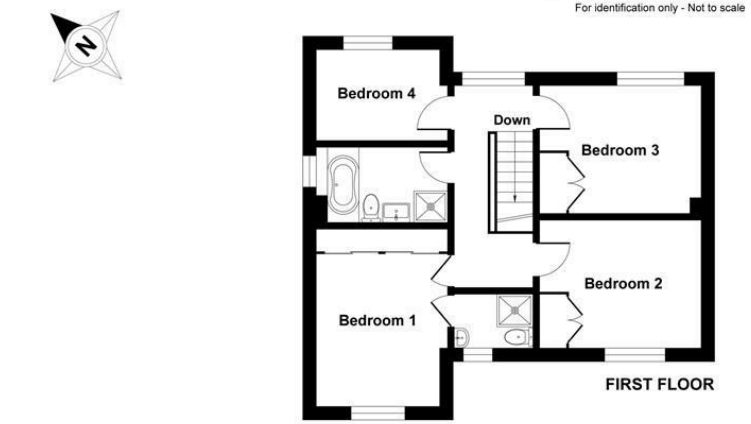
Infant/Junior School:
Hiltingbury Infant/Junior School

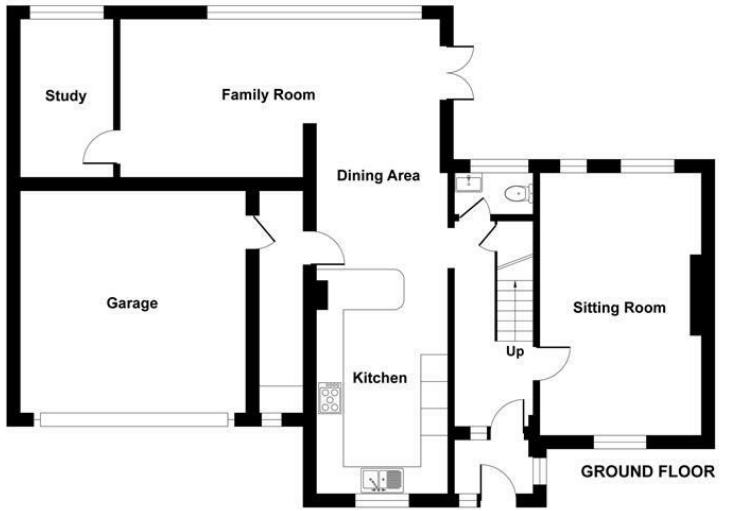
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band F

Ground Floor = 1065 sq ft / 98.9 sq m
First Floor = 622 sq ft / 57.8 sq m
Garage = 276 sq ft / 25.6 sq m
Total = 1963 sq ft / 182.3 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Sparks Ellison. REF: 750782

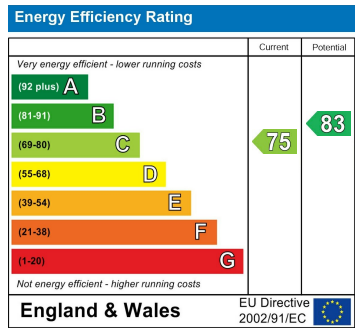












94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

The Property Ombudsman

NAEA National Association of Estate Agents

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