

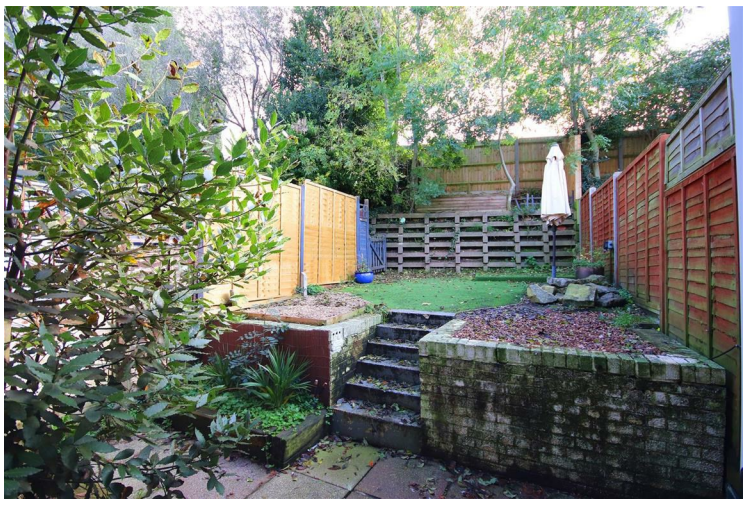

# 58 Samber Close

# Lymington

£1,550 PCM

A delightful three bedroom end of terrace house located in the popular development of Samber Close. The property enjoys garden and is due to be repainted throughout. Holding Fee: £357 Security Deposit: £1788 Council Tax Band: C





• Popular Location • Garden • Due to be Repainted • End of Terrace • Available Now

Upon entering the property, you are welcomed by a porch leading into the bright living room, which overlooks the front garden. Beyond this is the spacious kitchen/dining room, offering ample worktop and cupboard space, along with an integrated oven and hob. Patio doors provide direct access to the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers three bedrooms comprising a generous double bedroom, a small double bedroom, and a versatile single bedroom which could also be used as a home office or study.

Outside the garden is raised with patio and steps to the lawn and mature borders.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

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

To be eligible to rent this property, a tenant must be able to demonstrate a minimum annual income of £46,500. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below:
https://spencersproperty.co.uk/letting-spencers/

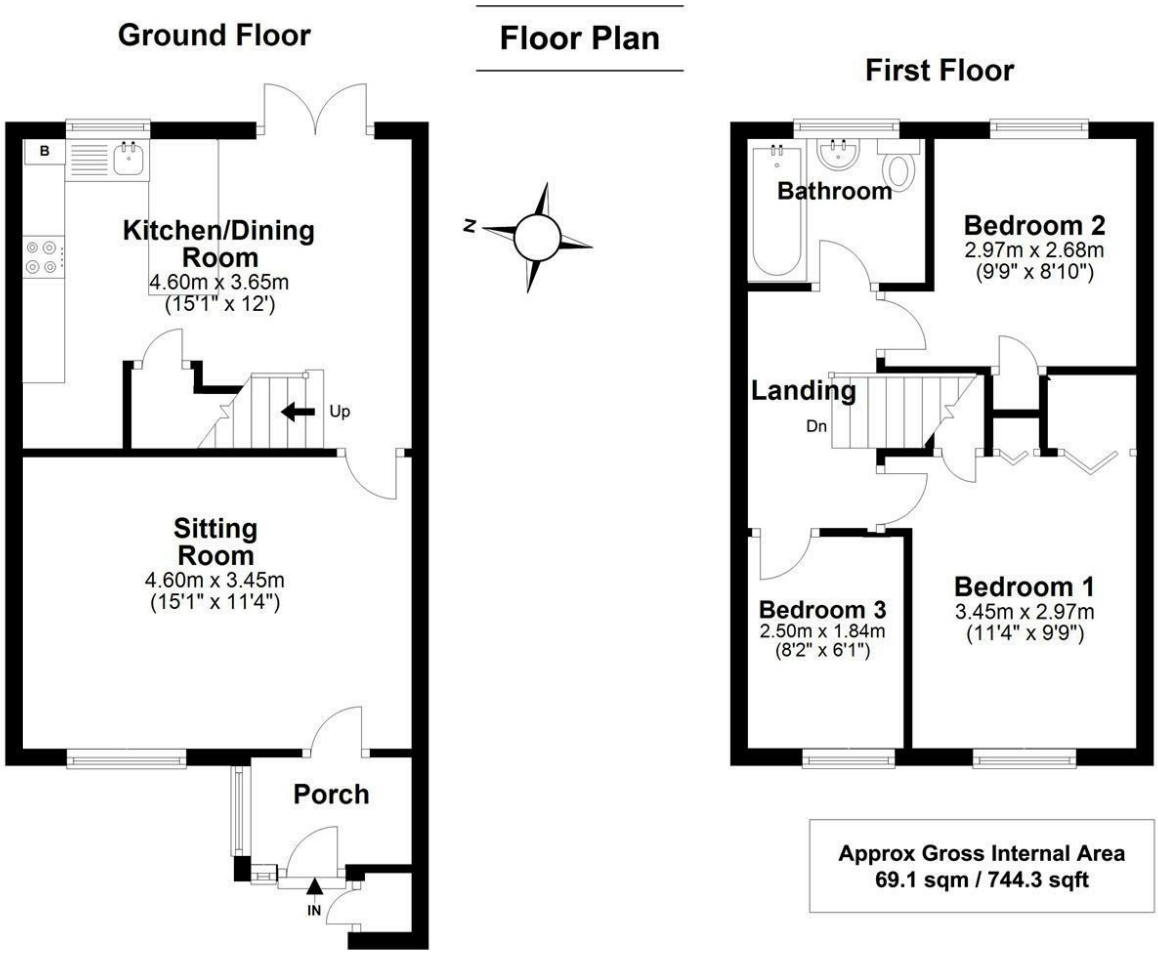
## ADDITIONAL INFORMATION

Council Tax Band: C
Furnishing Type: Not specified
Security Deposit: £1,788
Available From: 9th November 2026



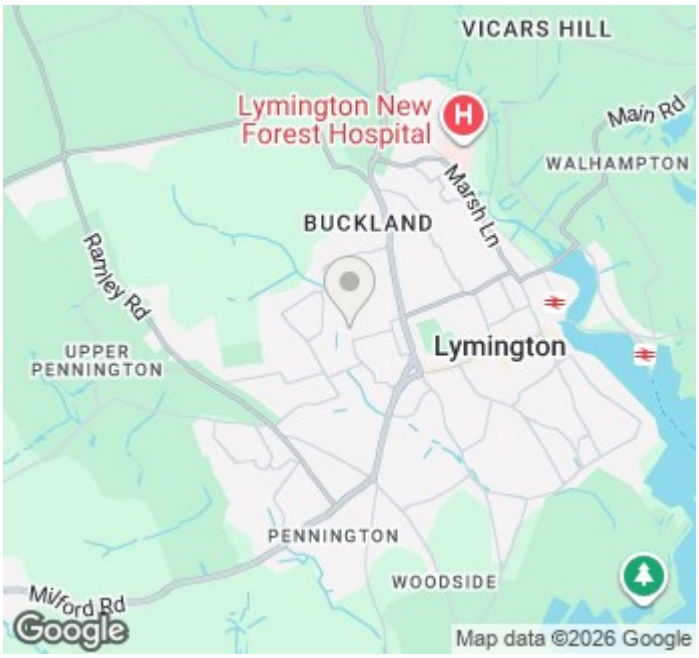


## Floor Plan




**Approx Gross Internal Area**
**69.1 sqm / 744.3 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.




## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 91 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

SPENCERS

LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.









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