

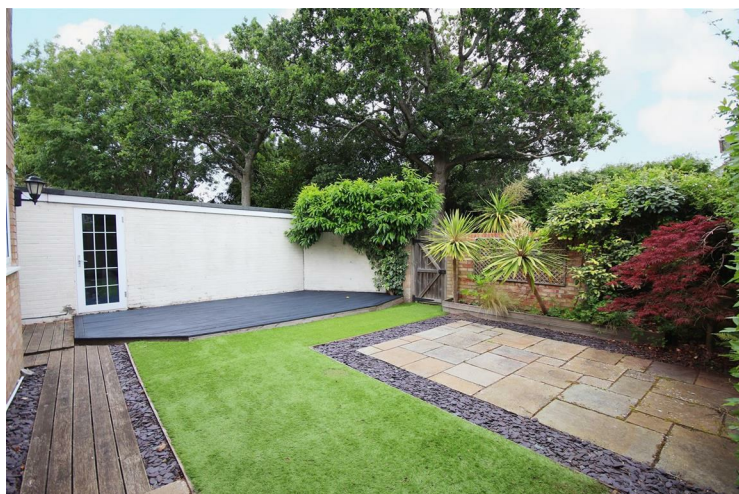


SPENCERS
LETTINGS

8 Grafton Gardens Lymington

£1,800 PCM

Situated within a highly sought-after development, this beautifully presented three-bedroom end-of-terrace home is one of the larger designs and offers well-proportioned, modern accommodation throughout. The property features a spacious open-plan kitchen/dining area with patio doors opening onto a low-maintenance rear garden. A garage is also included, with convenient pedestrian access from the garden. Local shops are just a short, level walk away, and Lymington High Street is easily accessible. Holding deposit: £415 Security deposit: £2076 Council tax band: E



- Well presented, spacious home • Available long term • Garden • Garage • Modern kitchen and bathroom • Open plan living • Popular location

The front door opens into a welcoming entrance hall with stairs rising to the first floor, along with a useful understairs storage cupboard and an additional storage cupboard. A cloakroom comprises a low-level WC and wash hand basin. Glazed double doors lead through to the sitting room, which benefits from a bay window to the front aspect and flows seamlessly into the kitchen/dining room.

The kitchen/dining space is ideal for modern living and entertaining, featuring sliding doors to the rear garden. The kitchen is fitted with a comprehensive range of floor and wall-mounted units and wooden worktops. Integrated appliances include a five-ring gas hob with extractor hood, eye-level double oven, tall fridge freezer, and dishwasher. A cupboard houses the wall-mounted gas-fired boiler, and a central island provides additional storage.

Upstairs, the landing includes an airing cupboard with shelving. The principal bedroom offers extensive built-in wardrobes and a front aspect window. Bedroom two is a further double room with built-in wardrobes and a rear aspect window, while bedroom three also overlooks the rear. The spacious family bathroom is well-appointed with a panelled bath, low-level WC, twin wash hand basins, a separate shower cubicle and heated towel rail.

Externally, the front garden is open plan and mainly laid to lawn with planted borders and a pathway leading to the entrance. The rear garden is designed for ease of maintenance, with paved areas and an area of artificial grass, providing ample space for outdoor seating. The

garden is enclosed by wall boundaries and features a rear gate leading to the garage block, as well as a pedestrian door into the garage.

An additional external store room is located adjacent to the kitchen, with power, lighting, and plumbing in place.

Grafton Gardens is a quiet residential cul-de-sac in the popular New Forest village of Pennington. The property is well positioned for access to Lymington town centre, which offers a weekly Saturday market, a range of restaurants, cafés, boutique shops, and a Marks & Spencer. Local amenities in Foxpond and Pennington village, as well as Waitrose, are within walking distance. The New Forest National Park and the coastal areas of Milford-on-Sea and Keyhaven are also just a short drive away.

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 able to rent this property you must be able to prove a minimum net income of £27,000. Please note: Passing the affordability calculation does not guarantee acceptance. All applications are subject to satisfactory references, credit checks, and consideration of any existing financial commitments, loans, or repayment obligations, as well as landlord approval.



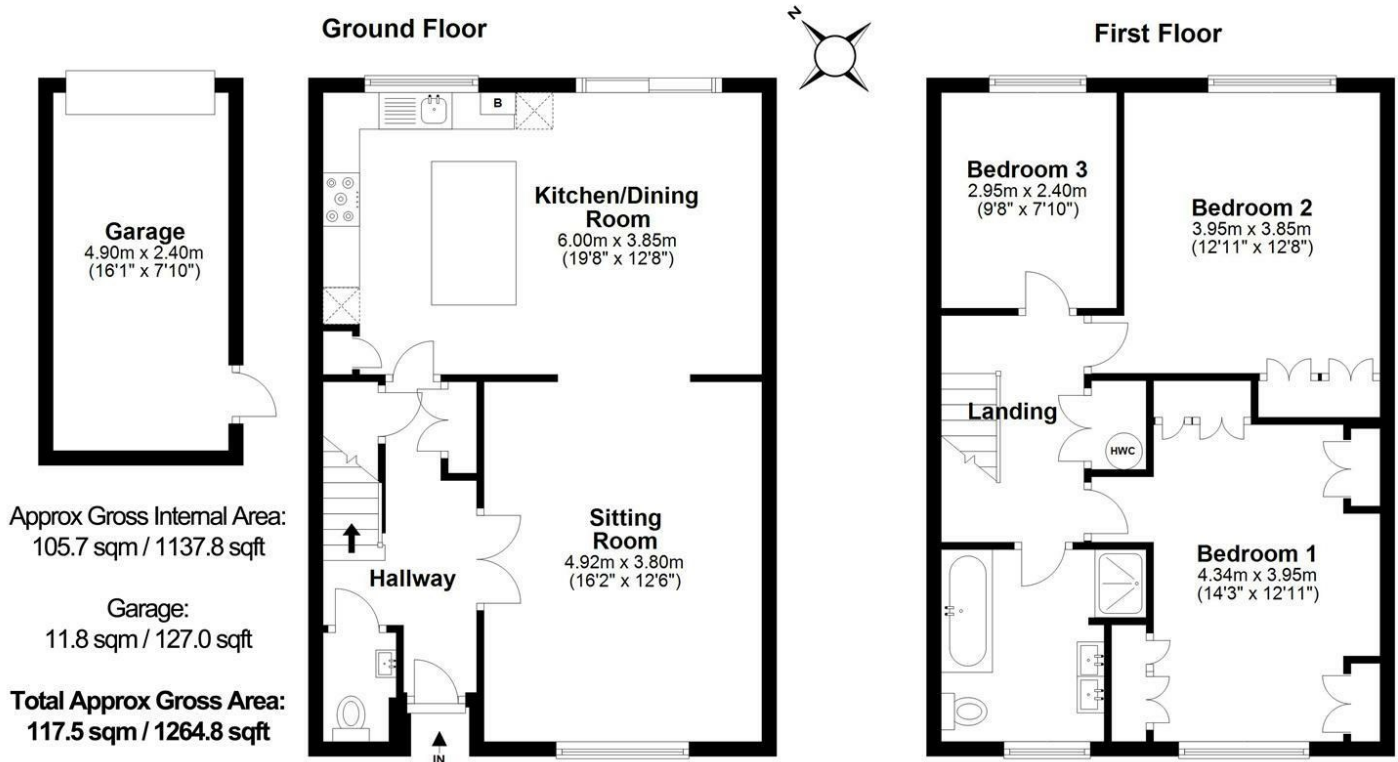
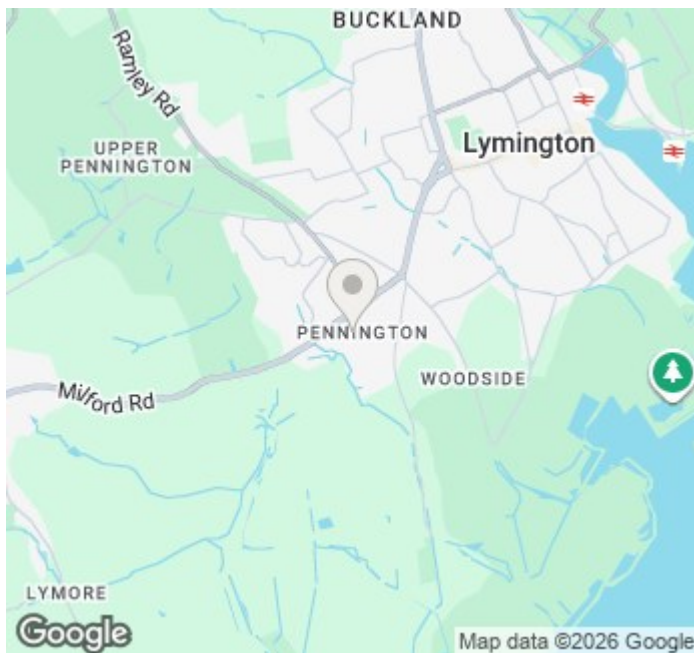


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(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.



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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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