



## 4 Campion Way Lymington

£995 PCM

A well-presented one-bedroom end-of-terrace home with a private garden, situated on a popular and established residential development within easy walking distance of Lymington town centre and the train station. Offered unfurnished, the property provides comfortable accommodation throughout and is available for long-term let. Holding deposit: £229 Security deposit: £1148 Council tax band: B



• Charming one bedroom house • Unfurnished • Garden • Long term • Available early Dec 2026

The front door opens into a spacious lounge/diner with hard flooring throughout, creating a bright and practical living space. An attractive archway leads through to the kitchen, which is fitted with a range of wall and base units providing ample storage and workspace. Appliances include a gas hob and electric single oven. Stairs from the lounge lead to a generous double bedroom featuring built-in storage. The bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC. Outside, the front and rear garden and offer excellent space for outdoor dining and entertaining and casual, unrestricted parking can be found outside the property.

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, as a tenant you must be able to demonstrate a minimum annual income of £29,850. 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: B

Furnishing Type: Unfurnished

Security Deposit: £1,148

Available From: 4th December 2026



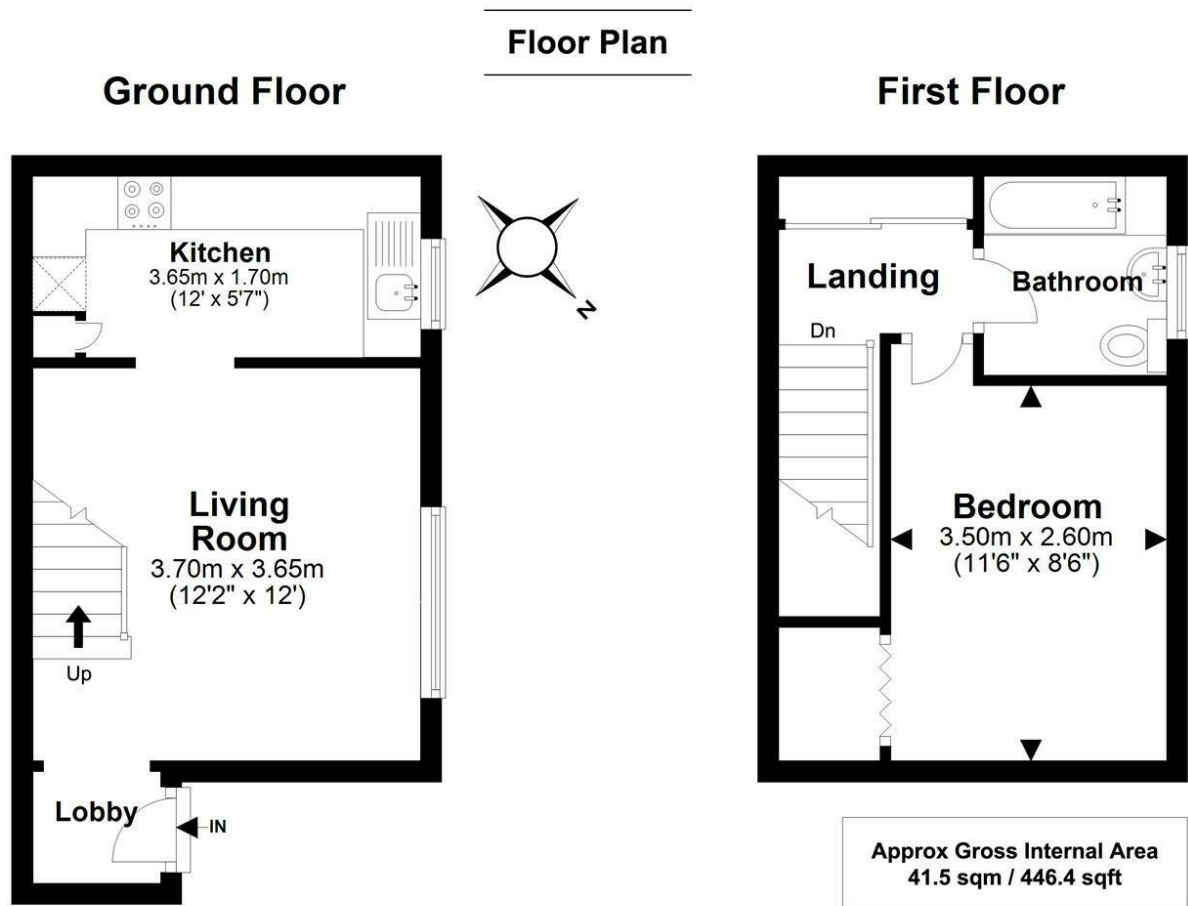


Illustration for identification purposes only; measurements are approximate, not to scale.  
[www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
 Plan produced using PlanUp.



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>93</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>74</b> |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |



# 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.



Please contact us on the below:

Lymington 01590 624814

Romsey 01794 331433

Wimborne: 01202 842248

[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)

[www.spencersproperty.com](http://www.spencersproperty.com)