



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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£1,495 PCM



This extended three-bedroom end-terrace home sits in a sought-after location just moments from the heart of Stubbington Village. Offering generous living space throughout, the property features a large lounge, a separate dining room, and a well-appointed fitted kitchen. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom. Outside, the home benefits from driveway parking and a private, enclosed rear garden complete with a useful storage shed. Available from the end of April, please call our office to arrange a viewing.

Brief Agency Fees

Rent £1,495.00
Deposit £1725.00
Holding Deposit £345.00

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:
* Lost/stolen/replacement keys - £60
* Any amendments or variations to the tenancy agreement - £50
* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office. All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Lounge/Dining Room
23'11" x 10'11" nar 8'11" (7.313x 3.347 nar 2.722)
Textured covered ceiling, bay window to front elevation, 2 x radiators.

Separate Dining Room
8'4" x 6'9" (2.556 x 2.077)
Skimmed covered ceiling, patio doors to rear garden, radiator.

Kitchen
14'8" x 7'10" (4.475 x 2.394)
Window and door to rear garden, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, plumbing for washing machine, built in double ove, 5 burner gas hob and canopy hood over, integrated dishwasher and larder fridge.

Bedroom 1
13'2" x 8'2" (4.016 x 2.491)
Skimmed ceiling, bay window to front elevation, 2 x double door wardrobes, radiator.

Bedroom 2
10'10" x 8'11" min (3.319 x 2.727 min)
Textured covered ceiling, window to rear elevation, fitted wardrobes to one wall, radiator.

Bedroom 3
7'5" x 6'0" (2.270 x 1.844)
Textured covered ceiling, window to front elevation, radiator.

Family Bathroom
Skimmed ceiling, window to side elevation, re-fitted suite comprising panel bath independent shower over, W.C, wash hand basin, complimentary tiling, radiator.

Driveway Parking
Enclosed Rear Garden
Property Information
Council Tax: D

Utilities:
Electric: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains

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Parking: Driveway parking for two cars.

Flood risk: Very Low

