

Teaseltun, Fleet  
Three Bedroom Semi-Detached



## Teaseltun, Fleet, Hampshire, GU51 5BY.

### The Property

Situated within the sought after Edenbrook development in Fleet, this beautifully presented three-bedroom semi-detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include two bathrooms, an enclosed rear garden, underfloor heating, garage with E.V. point and driveway parking.

### Ground Floor

Accommodation comprises of a light and airy entrance hall giving you access to the cloakroom and the kitchen. The well-presented kitchen offers a range of units, work surfacing, integrated appliances, and additional appliance space. At the rear of the property the spacious living/dining room is found which offers views and access to the rear garden.

### First Floor

The first floor offers three good sized bedrooms with the main bedroom benefiting from en-suite facilities. The first-floor accommodation is finished with a family bathroom.

### Outside

The beautifully presented rear garden is enclosed by fencing and mainly laid to lawn with well-established flowers and shrub beds.

At the rear of the property, you will find a sandstone paved patio area which is ideal for alfresco dining.

To the front of the property is a small garden area, garage with electric door, driveway and E.V. charging point.

### Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

### Additional Information

Tax Band E and the council is Hart.

The property was built approximately seven years ago, this property is covered from a NHBC warranty.

Edenbrook has a service charge and this property pays £500 P/A.











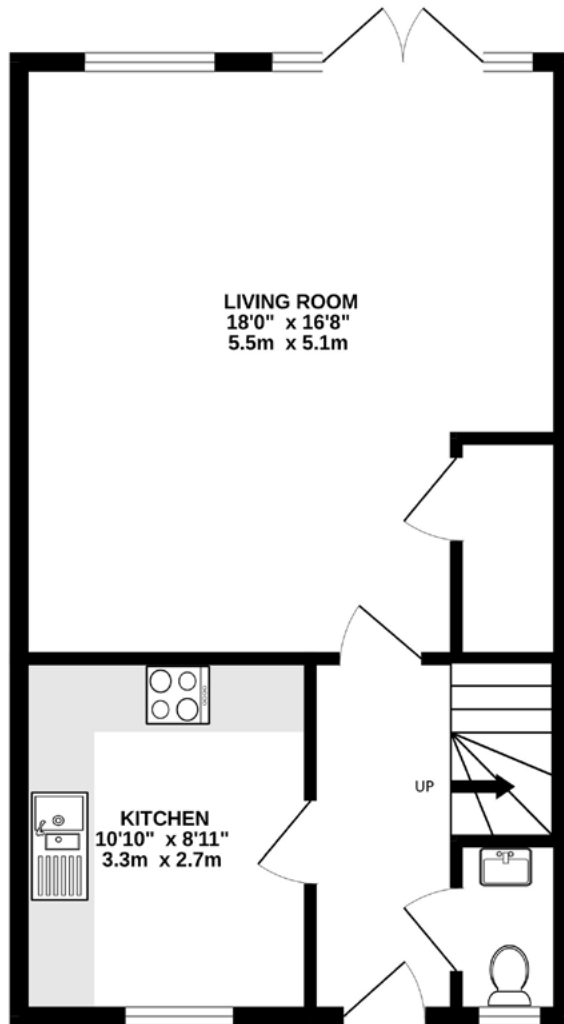




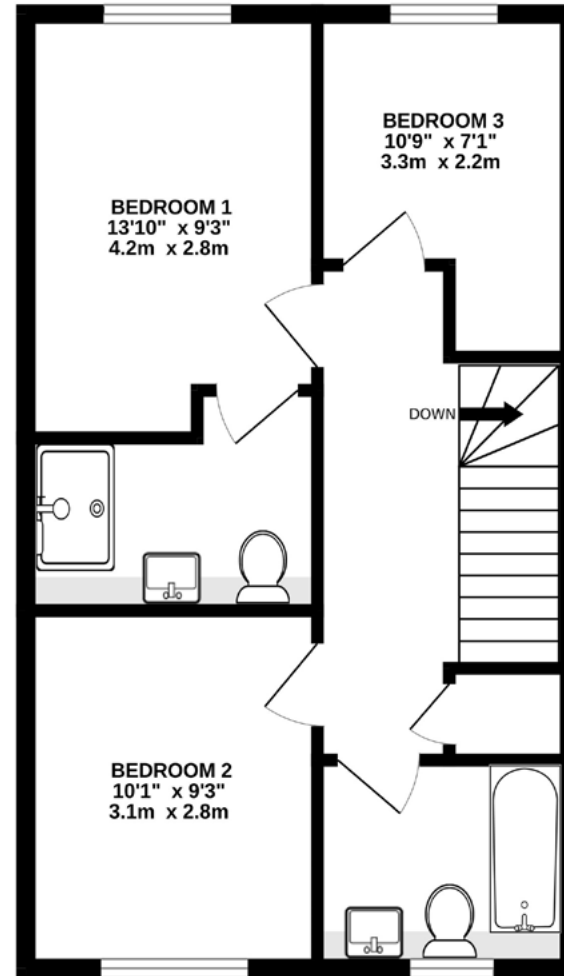




GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.









# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Edenbrook



Fleet Train Station



Fleet High Street

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

### Services & Material Information

Water – Mains

Gas – Mains

Electric – Mains

Oil/LPG – None

Sewage – Mains Drains

Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs

How does broadband enter the property - FTTP (fibre to the premises  
EPC - B (84)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU51 5BY. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents

McCarthy Holden: 01252 620640

### Local Authority

Hart District Council

Tax Band

E

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Holden** 

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