



A 2 bedroom semi detached bungalow is situated within walking distance of local amenities and is a short drive from Fleet town and the mainline station.

Hallway leading to two bedrooms, both doubles. Modern bathroom with shower over the bath, dining area with archway leading to the fitted kitchen with oven, hob & extractor fan, fridge/freezer, dishwasher and washing machine. Separate sitting room with patio doors onto the rear garden.

Outside the enclosed rear garden has both a patio and lawn. To the front, there is ample parking on the driveway and a single garage.

The property is available from mid April and is unfurnished.

Energy Efficiency rating - C /Council tax Band - D / Tenancy Length – 12 months

#### ADDITIONAL CHARGES

Security deposit - £1,903.00 (5 weeks rent), Holding deposit – £380.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; [mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf)

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



## THE VERNE, FLEET

£1,650 pcm