



A four/five bedroom property benefitting from a corner plot in a cul-de-sac location on the ever popular Elvetham Heath development.

The ground floor accommodation includes a triple aspect living room with feature fireplace and patio doors to the rear garden. There is a dining/family room which opens into a conservatory with doors onto the garden. The kitchen/breakfast room is fitted with a comprehensive range of contemporary gloss units, breakfast bar and a selection of appliances including ovens, hob, extractor fan, fridge, freezer, dishwasher and washing machine. There is also a cloakroom on the ground floor.

On the first floor there are three bedrooms and the family bathroom. Bedroom one has a dressing room and an en-suite shower room. The property has been extended into the loft which provides a further bedroom with en-suite facilities including a roll top bath.

To the front of the property is driveway parking, area of garden with lawn and surrounding shrubs. There is a double garage, part of which is currently being used as hobby room and store.

A landscaped rear garden is a particular feature of the property and has been laid with several seating areas, lawn, with trees and planting.

The property is offered unfurnished and from mid October.

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

ADDITIONAL CHARGES

Security deposit - £3230.00 (5 weeks rent), Holding deposit – £ 646.00 (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



TADLEY CLOSE, FLEET

£2,800 pcm