



A three bedroom detached house located in the Church Crookham area of Fleet close to local schools. The property is presented in good decorative order with accommodation including entrance hallway with stairs to first floor and cloakroom. There is a double aspect living room with a log burning stove. An archway from the living room leads into the dining room with patio doors opening onto the garden. The kitchen is fitted with a range of Shaker style eye and base level units and includes oven, hob, extractor fan and dishwasher. There is a family room off the kitchen which also has a door opening onto the garden and a courtesy door into the garage.

To the first floor are the three bedrooms and family bathroom which is fully tiled and is fitted with a white suite including a separate walk in shower in addition to the bath.

The front of the property is enclosed by hedging and is laid with lawn, shrubs and a gravel driveway leading to the single garage. The rear garden is enclosed with a mixture of hedge and fencing, mainly laid to lawn, there is also an area of patio immediately to the rear of the property which is ideal for entertaining as well as a large gravel area at the bottom of the garden where there is also a generous sized shed.

Property comes to the market part or unfurnished and available from the middle of May. There is a Gardner included in the rental.

Efficiency Energy Rating - C / Council tax band - E / Tenancy length 12 months

ADDITIONAL CHARGES:

Security deposit - £2,538.00 (5 weeks rent), Holding deposit – £507.00 (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/2019/05/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



ROUNTON ROAD, FLEET

£2,200 pcm