



**26 Fairlea Road, Lymington, Hampshire. SO41 9EF**

**£1,325 Monthly**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







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A detached unfurnished two bedroom two bathroom detached bungalow with the benefit of solar energy. Available 13 May 2024



## **PORCH**

With light and step up to UPVC double glazed door with matching side screen provides access to:

## **ENTRANCE HALL (16' 4" X 3' 10") OR (4.97M X 1.16M)**

Coved and textured ceiling, ceiling light point, mains voltage smoke detector. Access to loft with pull down loft ladder, laminate style flooring. Honeywell central heating thermostat, power point, radiator, telephone point, door provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving above, fitted immersion heater, door provides access to:

## **SITTING ROOM/DINING ROOM (22' 6" X 9' 5") OR (6.87M X 2.87M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed bay window in dining area with sliding patio doors in main sitting room area, two double panel radiators, numerous power points, TV aerial connection point, sliding patio doors provide access to Conservatory, opening provides access through to:

## **KITCHEN (8' 11" X 8' 8") OR (2.71M X 2.65M)**

Coved and textured ceiling, ceiling strip light, sun tube flooding the kitchen with natural light and additional double glazed window facing side aspect, opaque double glazed door providing access to conservatory. Comprehensive range of white gloss fronted modern kitchen units with silver coloured handles with roll top work surfaces with fitted Electrolux induction touch screen hob. White Leisure single bowl sink unit with swan necked mixer tap. Floor standing Hotpoint Aquarius slimline dishwasher, Hotpoint under counter fridge. Cutlery drawer with two large pan drawers. Easy access corner carousel cupboard, tiled splash backs, power points, Drayton central heating programmer, laminate flooring, double panel radiator, Please note there is no oven in this kitchen as the current client uses a combination microwave oven which is free standing.

## **CONSERVATORY (16' 1" X 8' 11") OR (4.90M X 2.72M)**

A Victorian style conservatory with pitched roof with Polycarbonate roof and double glazed windows to two sides. Fully tiled flooring, two wall lights, power points, washing machine with storage cupboard to one side and roll top work surface above allowing space for tumble dryer if required. Double doors to garden, numerous window openers and fire door provides access to:

## **GARAGE (18' 4" X 8' 6") OR (5.59M X 2.60M)**

Up and over door, ceiling strip light, wall mounted gas fired central heating boiler, freestanding freezer, power point.

## **BEDROOM 1 (16' 10" X 9' 1") OR (5.13M X 2.77M)**

Coved and textured ceiling, UPVC double glazed bay window overlooking front garden aspect, double glazed door with matching window to one side with view of rear garden. Door provides access to slim storage cupboard, sliding wardrobe doors provide access to hanging space and shelving within to one entire wall, power points, radiator, 'his and hers' bedside lights, TV aerial point and power point for wall mounted TV and door leads to:

## **EN-SUITE SHOWER ROOM (9' 3" X 5' 3") OR (2.81M X 1.59M)**

Coved and textured ceiling, ceiling light point, ceiling extractor with light, fully tiled walls, opaque double glazed window facing a side aspect. Modern white suite comprising low level WC, bidet, wash hand basin with vanity unit beneath with monobloc mixer tap with strip light and shaver socket above. Door provides access to shower with wall mounted electric shower unit with soap dispenser.

## **BEDROOM 2 (11' 4" X 8' 11") OR (3.46M X 2.72M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed bay window overlooking front aspect, radiator, two bi-fold doors provide access to storage wardrobe, power points.

## **SHOWER ROOM (9' 2" X 5' 5") OR (2.80M X 1.64M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing a westerly aspect towards the side garden. Fully tiled walls. Modern white suite comprising low level WC, bidet, wash hand basin with monobloc mixer tap with vanity unit beneath with wall mounted mirror, strip light and shaver socket above. Bi-fold shower door provides access to shower cubicle with chrome effect shower mixer with shower attachment. Fan and light above, radiator, storage recess with mirrored medicine cabinet above.

## **OUTSIDE**

Concrete drive provides off road parking with paving providing access to front door entrance.

## **FRONT GARDEN**

Laid to pea shingle with shrub borders enclosed by panel fencing, outside security light and gate provides access to side passage in turn leading to rear garden.

## **REAR GARDEN**

The garden is tiered mainly to wood decking or gravel areas, raised flower and shrub borders with Purbeck stone walling, outside water butts, raised garden chalet to one corner, garden storage shed. Outside power point, electric meter box, outside wall light. This property benefits from PV cells on the roof which provide any tenant with cheap electricity during the day. The garden is enclosed by panelled fencing and benefits from a delightful south/westerly aspect and is well screened from any neighbouring properties and outside tap.

## **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## THE DEPOSIT PROTECTION SERVICE

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

### Complaints Procedure.

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk).

## EPC RATING

The EPC rating for this property is D68.



TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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