






**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 5  2  2  C

# West End Road, West End

## Per Month £2,500 Per Month



Beautiful five bedroom detached house is brought to the market partly furnished, spread across three floors with a gated driveway for a minimum of three cars.

Entering the property, you start with a porch and entrance hallway that leads to the study room, W/C with toilet and sink, spacious lounge and open plan kitchen/diner. The kitchen comes equipped with an array of white goods and ample wall/base units. The kitchen seamlessly flows into the dining area which promotes lots of natural light thanks to the conservatory style roof. French doors lead out from both the diner and lounge out to the enclosed rear garden, which has a patio, laid to lawn and raised decking areas. The patio further extends round the property offering side access to the garage, which garage has lighting and electrical points.

Leading to the first floor, the landing links to four bedrooms and the family bathroom with shower over bath. The principle bedroom has an additional shower En suite with built in wardrobe space. A further three double bedrooms with one also provided a built-in wardrobe.

The final floor is a converted loft space the works perfectly as either a fifth bedroom or a snug. The room does have restricted headroom but offers attractive space, light and privacy from the rest of the house.

\*\*Gas central heating, double glazing, fantastic location on outskirts of West End Village, excellent EPC rating and to complete, local bus network, access to the M27 and mainline railway stations within close proximity\*\*

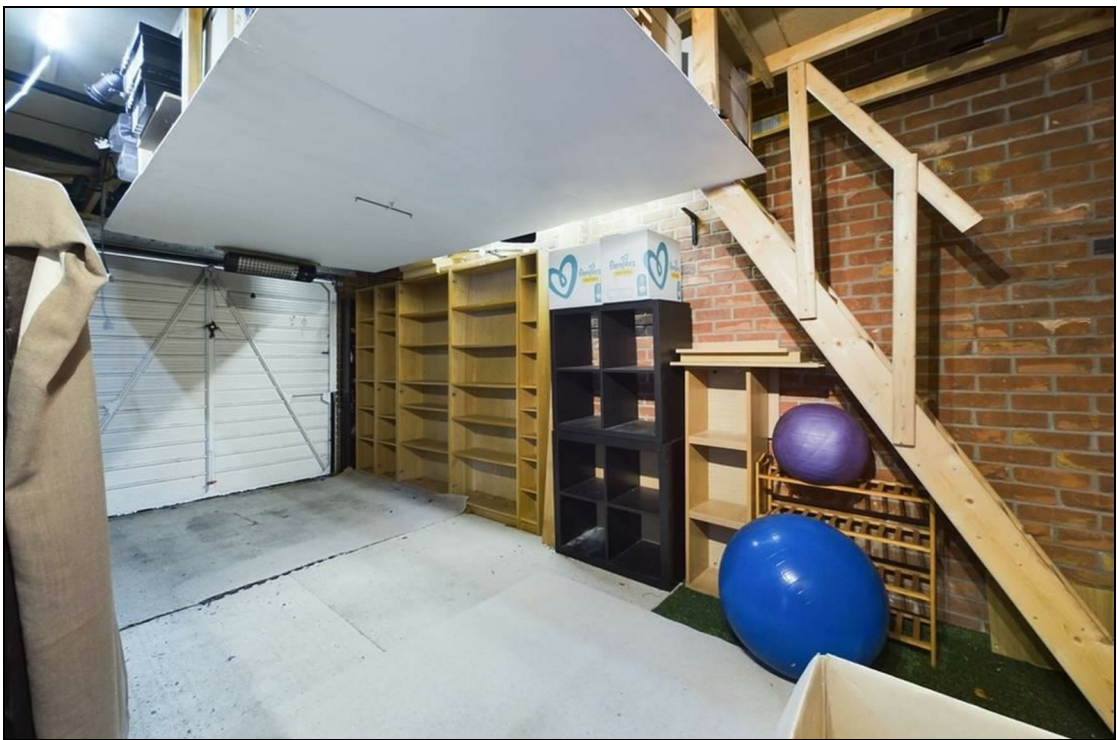
Please note that the first floor of the garage an external sheds area is not available for use during the tenancy.

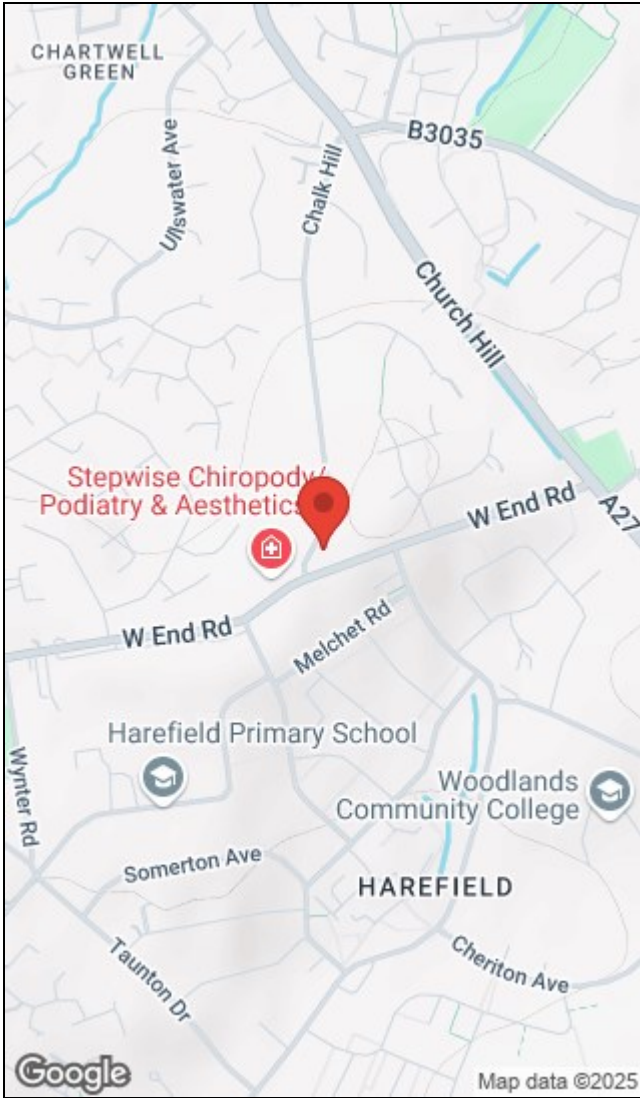
## KEY FEATURES

- Beautiful four/five bedroom, detached, family home
- Off road parking for a minimum of three cars with a private driveway
- Secluded and spacious garden with lawn, patio and raised decking areas
  - Partly furnished
- Fantastic and welcoming open plan kitchen/dinner space.
  - Placed on the outskirts of West End Village
- Single garage, with a internal conversion offering additional storage space
  - Holding deposit £623.07 (full security deposit £3,115.38)
    - EPC; B
    - Council tax band; F (£2,973.19)









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
 southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.