



SPENCERS  
LETTINGS



## 24 Woodley Gardens Lymington

£1,400 PCM

An immaculate two bedroom detached bungalow refurbished to a high standard, available with garden and conservatory. The property is situated in a quiet cul-de-sac within walking distance of Lymington High Street. Holding fee: £323 Security deposit: £1615 Council tax band: D



- Beautifully Finished • Courtyard Garden • Conservatory • Modern Kitchen • Modern Bathroom • Resident Parking • Available long term • Virgin media installed

The front door leads into the entrance hall which brings you into the spacious living room, featuring a bay window creating a great sense of light and space. The living room flows into the modern kitchen, fitted with plenty of cupboards and work space. There is a a double stainless steel sink with water softener, three built-in ovens (conventional, microwave and steam), an induction hob, integrated dishwasher and fridge/freezer.

From the living room is the inner hall, with door to a utility room which has space for a washing machine and tumble dryer with storage space and sink. Adjacent to the utility room is a convenient cloakroom with WC and hand basin.

There are two bedrooms coming off the hall. Bedroom one is fitted with a range of wardrobes. The second bedroom is a versatile space with window and door leading to a conservatory which opens onto the rear garden. There is a modern family bathroom featuring high quality corner spa bath with shower over, large double basin unit, toilet and bidet.

Outside the courtyard style rear garden is paved and has a gate giving access along the side of the property, is also easy to maintain and offers a private outdoor space. The front garden with picket fence. There is parking available within Woodley Gardens for residents.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

To be able to rent this property you must be able to prove a minimum net income of £21,000. Please note: Passing the affordability calculation does not guarantee acceptance. All applications are subject to satisfactory references, credit checks, and consideration of any existing financial commitments, loans, or repayment obligations, as well as landlord approval.

#### ADDITIONAL INFORMATION

Council Tax Band: D

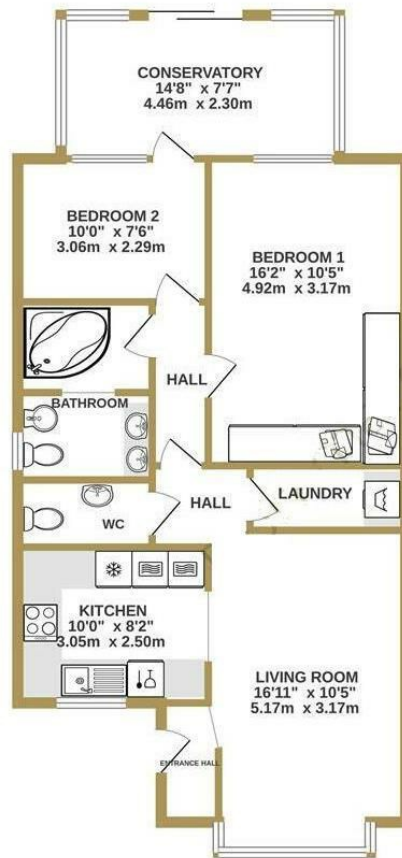
Furnishing Type: Unfurnished

Security Deposit: £1,615

Available From: 29th January 2025



GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



### Energy Efficiency Rating

	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>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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## ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.



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