



SPENCERS
LETTINGS

Seagull Cottage, 6 Station Street Lymington

£1,500 PCM

A beautiful full furnished two bedroom cottage located on Station Street in Lymington. The property is conveniently located within walking distance of Lymington train station and Lymington High Street. Holding Fee: £346 Security Deposit: £1730 Council Tax Band: C



• Great Location • Fully Furnished • Permit Parking • Garden

On entering the property there is an entrance porch with inner door and room for coat storage. The main living room is a generous space with window to the front aspect and glazed patio doors to the south facing garden at the rear. The whole is light and bright and there is an original fireplace and fitted shelves. Stairs lead to the first and second floor accommodation. The kitchen is modern and of a galley style with side aspect window and a lovely sitting area, as well as space for dining furniture and where there is a further set of glazed patio doors leading to the stunning walled and well-stocked cottage style south facing garden. The kitchen has a range of integrated appliances including a oven, separate gas hob with stainless steel extractor hood over, dishwasher and combined washing machine and dryer.

To the first floor, bedroom one is a generous double with fitted wardrobes and a window to the front aspect. Bedroom two is again a double room with fitted cupboard and rear aspect window giving glimpses of Lymington River. The family bathroom is generous with a separate shower and bath, low level wc and hand basin.

The rear garden is a particular feature of this delightful cottage being mainly walled and having a brick terrace immediately adjacent to the kitchen/dining room. The garden is well-stocked and there is a seating area in front of the brick-built shed.

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.

ADDITIONAL INFORMATION

Council Tax Band: C

Furnishing Type: Furnished

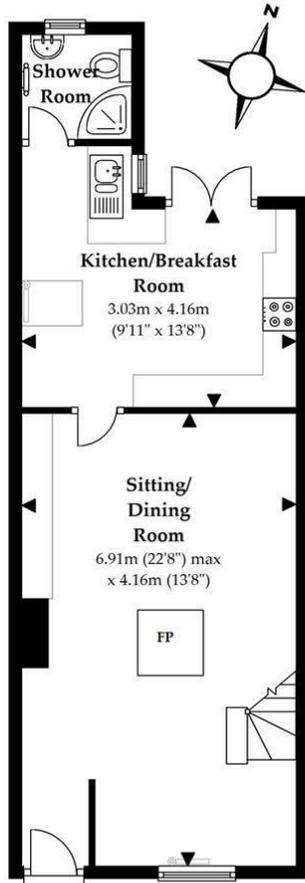
Security Deposit: £1,730

Available From: 23rd September 2024



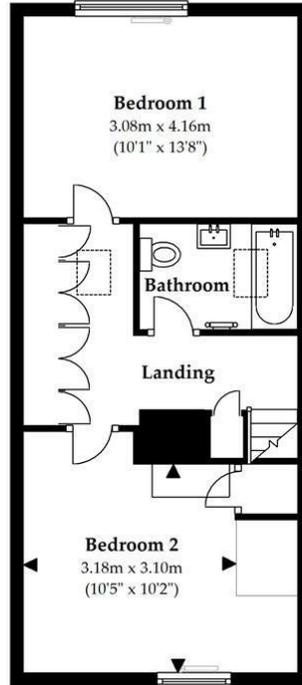
Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



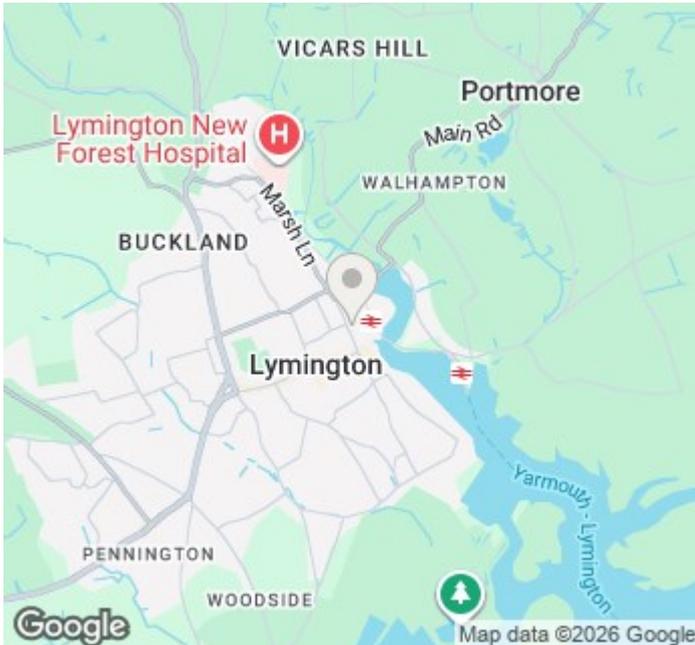
First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



LJT SURVEYING Total area: approx. 87.7 sq. metres (943.8 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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