



## 36 Harvester Way Lymington

£1,150 PCM

A charming two bedroom terraced house with garden and parking located close to Lymington Town Centre, Quay and Train Station with links to Brockenhurst mainline station. Holding deposit: £265 Security deposit: £1326 Council tax band: C. To rent this property you must be able to prove an annual income of £34,500.



- Popular Location • Easy Commute of Lymington and Brockenhurst • Communal Car Park • Long Term • Garden

On entering the property the front door leads into the living/ dining room. The living/ dining room is of a good size and benefits from dual aspect creating a great sense of light and space, there are patio doors off the dining room opening to the private rear garden. The kitchen offers plenty of work space and benefits from oven with hob. Upstairs there are two double bedrooms and family bathroom with shower over the bath. Outside there is a courtyard garden with rear access and communal parking area.

The property's construction is brick and tile.

The property has an electric heating, 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.

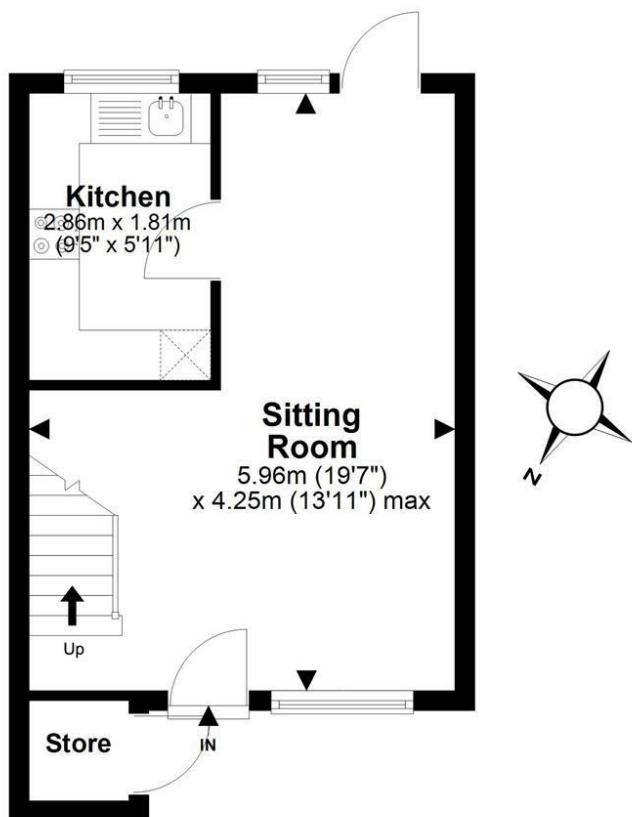
#### ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,326 Available From: 9th December 2024

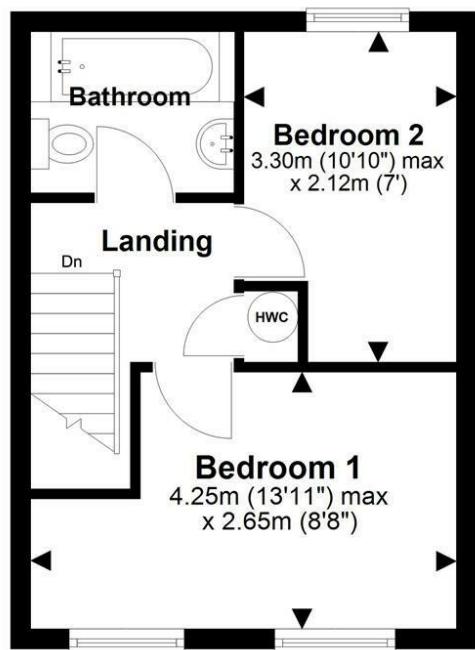


## FLOOR PLAN

### Ground Floor



### First Floor



Approx Gross Internal Area  
52.3 sqm / 562.4 sqft

Illustration for identification purposes only; measurements are approximate, not to scale.

[www.fpusketch.co.uk](http://www.fpusketch.co.uk)

Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		64
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive

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.

#### ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totton, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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