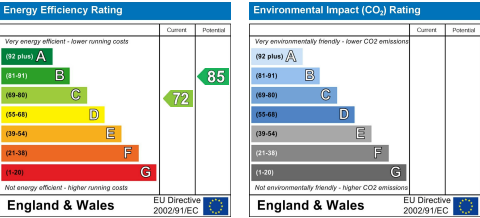




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



28 Woodmill Lane

Southampton, SO18 2PB

We are pleased to welcome to the market this beautifully presented four/five bedroom detached family home, located in Bitterne Park, this property offers modern living in a convenient yet peaceful setting, making it ideal for families. The property can be let as furnished or unfurnished.

The accommodation is immaculately maintained throughout. The ground floor comprises a large open entrance hallway leading through to a spacious open-plan lounge and dining area, providing an excellent social space for both everyday living and entertaining. The modern fitted kitchen is well equipped with ample storage and integrated appliances including an electric hob, oven, and dishwasher, and flows seamlessly into the living areas, enhancing the open and contemporary feel of the home. Also on the ground floor is a generous double bedroom/ second reception room with bay windows to the front of the property, along with a modern downstairs WC and a separate laundry room.

Moving upstairs, the property offers four well-proportioned bedrooms. Two of the bedrooms benefit from modern ensuite shower rooms, offering a high level of comfort and privacy. A further large modern family bathroom, completing the first-floor accommodation.

Externally, the property benefits from off road parking to the front. To the rear is a well maintained private garden with outer storage building. For more information or to arrange a viewing on this property, please contact us today.

£2,700 Per month



02394318899



www.castlesestates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

28 Woodmill Lane
Southampton, SO18 2PB



- FIVE BEDROOMS
- DETACHED
- BITTERNE PARK SCHOOL CATCHMENT
- THREE BATHROOMS
- OFF ROAD PARKING
- MODERN FINISH THROUGHOUT

Entrance Hallway
13'7" x 5'4" (4.15 x 1.64)

Kitchen/Living Area
62'4"32'9" x 49'2"36'1" (19'10 x 15'11)

Bedroom 1/Second Reception Room
10'0" x 10'8" (3.06 x 3.27)

WC
16'4"19'8" x 16'4"3'3" (5'6 x 5'1)

Laundry Room
7'2" x 5'3" (2.19 x 1.61)

Landing
5'6" x 8'11" (1.70 x 2.72)

Bedroom 2
8'9" x 11'3" (2.69 x 3.45)

Bedroom 3
8'6" x 11'6" (2.61 x 3.52)

En-Suite
7'1" x 5'2" (2.16 x 1.58)

Bedroom 4
8'6" x 11'3" (2.61 x 3.43)

Bedroom 5
10'1" x 11'3" (3.08 x 3.45)

Lettings Information
Holding Deposit (a maximum of 1 weeks rent): £623 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £3115

Council Tax Band: C

EPC Rating: C

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

