



sparks ellison

29 Merlin Way, Chandler's Ford, SO53 4JB

£1,200 Per Calendar Month

A modern two bedroom terraced home situated in a pleasant cul-de-sac. Internally the property benefits from an entrance hall with stairs to first floor. Sitting room and kitchen/breakfast room, whilst to the first floor there are two good size bedrooms and a bathroom. The 30' rear garden faces west and to the side of the property are two allocated parking spaces.

ACCOMMODATION

Ground Floor

Entrance Hall::
Stairs to first floor.

Sitting Room:
14'10" x 9'11" (4.52m x 3.02m)

Kitchen/Breakfast Room:
13'2" x 8'8" (4.01m x 2.64m) Built in oven, hob and extractor hood, washing machine, dishwasher, large free standing fridge freezer, built in under stairs storage cupboard, wall mounted boiler.

First Floor

Landing:
Access to loft space.

Bedroom 1:
13'2" including wardrobe depth x 9'3" (4.01m including wardrobe depth x 2.82m)
Built in wardrobes.

Bedroom 2:
13'2" max x 8'2" (4.01m max x 2.49m) Built in airing cupboard.

Bathroom:
6'5" x 6' (1.96m x 1.83m) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, low level WC.

OUTSIDE

Front:
Pathway to front door, small open plan lawned area.

Rear Garden:
Measures approximately 30' x 14'. Area laid to shingle, rear pedestrian access.

Parking:
There are two allocated parking spaces.

OTHER INFORMATION

Approximate Area:
58sqm/624sqft (Details taken from EPC)

Approximate Age:
2000

Mangment:
Fully managed

Availability:
Immediately

Deposit:
Holding Deposit: £276.92
Security Deposit: £1384.00

Furnished/Unfurnished:
Unfurnished

Pets:
No

Heating:
Gas central heating

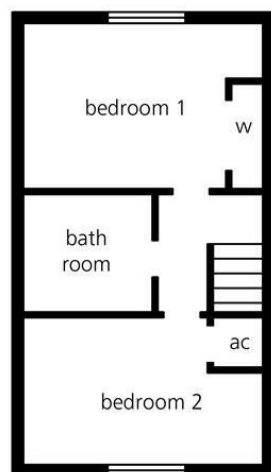
Windows:
UPVC double galzing

Infant/Junior School:
Knightwood Primary School/St Francis C of E Primary School

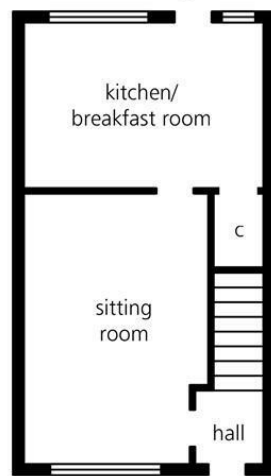
Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council 01264 368000

Council Tax:
Band C



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(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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