



sparks ellison

# 142 Bodycoats Road, Chandler's Ford, SO53 2JD

# £1,450 Per Calendar Month

A modern three-bedroom semi-detached property situated close to the centre of Chandler's Ford. The property provides generous accommodation including three good-sized bedrooms and a large sitting/dining room. Externally, there is off-road parking for approximately 4 vehicles and the added benefit of a carport with rollover door at the front. Toynbee school is within walking distance, as is a local park.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to 1st floor, under stairs storage cupboard.

#### Sitting Room/Dining room:

25'1" max x 11'8" max (7.65m max x 3.56m max)

#### Kitchen:

9'6" x 7'10" (2.90m x 2.39m) Electric oven, fridge/freezer, washing machine, wall mounted boiler.

### FIRST FLOOR:

#### Landing:

#### Bedroom 1:

13'5" x 9'8" (4.09m x 2.95m)

#### Bedroom 2:

11'5" x 8'11" (3.48m x 2.72m)

#### Bedroom 3:

10'6" x 7'4" (3.20m x 2.24m)

#### Bathroom:

8'1" x 5'6" (2.46m x 1.68m) White suite with chrome fittings comprising bath, shower in cubicle, wash hand basin, WC, tiled floor, tiled walls.

## OUTSIDE

### Front:

Planted bed, pathway to front door, driveway providing off-road parking for approximately two vehicles, site pedestrian access to rear garden.

### Rear garden:

Measures approximately 35' max x 29' and comprises paved patio area, further patio area, area laid to lawn, planted beds.

### Carport:

14'10" x 7'11" (4.52m x 2.41m) Open to one side. Roll over door, steps to garden. The carport also has two parking spaces to the front.

## OTHER INFORMATION

### Approximate Age:

1970's

### Approximate Area:

85.1sqm/917sqft

### Management:

Fully managed

### Holding Deposit:

£334.61

### Security Deposit:

£1673.00

### Furnished/Unfurnished:

Unfurnished

### Availability:

Mid April 2026

### Heating:

Gas central heating

### Windows:

UPVC noise reduction double glazed windows

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

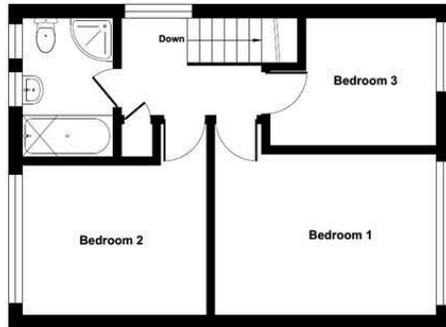
### Council Tax:

Band C

### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 470 sq ft / 43.6 sq m (exclude carport / workshop)  
 First Floor = 447 sq ft / 41.5 sq m  
 Total = 917 sq ft / 85.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Sparks Ellison. REF: 679401

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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