

**TO LET**



## **Chillington Gardens, North Milles Dale**

**3 Bedrooms, 2 Bathroom, Detached House**

**£1,600 pcm**



## Chillington Gardens, North

### Milles Dale

3 Bedrooms, 2 Bathroom

**£1,600 pcm**

Date available: 6th May 2025

Deposit: £1,846.15

Unfurnished

Council Tax band: E

- Available 6th May 2025 max duration 18 months
- Deposit £1,846.15
- Cloakroom
- Three bedrooms master with ensuite
- Garage and gardens
- Not suitable for smokers or pets
- Eastleigh Borough Council Band 'E'

**ENTRANCE** Porch with wooden front door to entrance.

**HALLWAY** stairs to first floor, doors leading to all rooms.

**SITTING ROOM** 11' x 16'10" window overlooking front aspect, archway leading to the dining room.

**DINING ROOM** 7'9 x 9'4" window overlooking the rear aspect, double doors leading through to the kitchen.

**KITCHEN** 8'5" x 11'8" good range of wall and floor units, a sink and drainer, eye level electric oven, with integral microwave above. Electric hob and extractor hood over, integral fridge and freezer, dishwasher, washing machine and tumble dryer, sliding patio doors leading to the rear garden and a door leading to the garage.

**CLOAKROOM** under stairs, comprises of low level WC, wash hand basin and extractor fan.

**BEDROOM 1** 20'5" x 11' dual aspect, built in wardrobes, door leading to ensuite.





ENSUITE comprises of a Double shower and low level WC.

BEDROOM 2 9' x 10'1" Overlooking rear aspect, built in wardrobe.

BEDROOM 3 9'1 x 7'11" Overlooking the front aspect, built in wardrobes.

BATHROOM Comprises a white suite with low level WC, wash hand basin, panel bath with wall mounted shower, mainly tiled, obscured window to the rear.

LANDING loft access.

OUTSIDE Front Garden:- Mainly lawn with shrubs in border, a block paved driveway with parking for two cars, leads to the garage and the two side entrances to the rear garden.

GARAGE, up and over door, with secondary door

leading to the kitchen. It has power and lighting.

Rear Garden:- approached via either side gate. Good sized patio with steps up to lawn area, in the top left hand corner is a sun patio, perfect for a table and chairs, the garden has some lovely planted areas around the edge of the garden.

OTHER INFORMATION.

\* GAS CENTRAL HEATING

\* DOUBLE GLAZED

LOCAL AUTHORITY INFORMATION

EASTLEIGH BOROUGH COUNCIL BAND E





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	



---

## Martin & Co Chandler

46 London Road • Southampton • SO15 2AH

T: 02380 390012 • E: [chandlersford@martinco.com](mailto:chandlersford@martinco.com) <http://www.martinco.com>

# 02380 390012



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.