



Situated on the Hartland Village Development, is this three bedroom semi detached family home built to a high specification and standard throughout. Accommodation includes entrance hall with cloakroom, and large under stairs cupboard with washer/dryer, a stunning kitchen with fitted appliances that include fridge/freezer, dish washer and electric oven, halogen hob with extractor hood over. A large living / dining room, offering access to the rear garden via patio doors.

Upstairs boasts three bedrooms, main bedroom with en suite and dressing area with fitted wardrobes, two further bedrooms and modern family bathroom. The front of the property offers driveway parking for two cars, single garage with own charging point. The rear garden is totally enclosed offering a patio seating area, a large lawn and access to the front via a side gate.

Further benefits include visitor parking, and well-presented landscaped gardens, communal charging point for use by the residents of Hares Hill on a first come first serve basis.

Part furnished. Available immediately.

Efficiency Energy Rating - B Council tax band - E Tenancy length 12 months

ADDITIONAL CHARGES:

Security deposit - £3,109.00 (5 weeks rent), Holding deposit – £621.00 (equivalent to 1 weeks rent) (holding deposit deducted from 1st months' rent due, on successful completion of a tenancy but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.pdf

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme



NIGHTINGALE VIEW, FLEET

£2,695 pcm