

Acorn Close, Marchwood

Modern 3 bedroom house

£1,025 pcm + security deposit



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With a large rear garden, this modern family house is perfect for the growing family. Shops, schools and bus routes are all within easy reach and the cul-de-sac provides a quiet, safe position within the village.

Internally, the property is very well presented, with a lovely, modern kitchen / diner, bathroom with shower and UPVC conservatory.

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

Deposit: A deposit of 5 x weeks rent is payable.



Entrance Hall
With stairs to the first floor landing. Door to:

Lounge
Spacious reception room with attractive electric fire suite.

Kitchen / Diner
Modern fitted units with oven, hob and extractor to remain. Plenty of space for a dining table.

Conservatory
Of UPVC constructions. Cream-coloured Roman blinds to remain. Door opens out on to the rear garden.

Stairs / Landing
Access to loft space. Built-in boiler cupboard (modern combi boiler).

Bedroom 1
Double-size light and airy bedroom.

Bedroom 2
Double-size bedroom.

Bedroom 3
Good size single bedroom.

Bathroom
White-coloured suite with shower over the bath, fed directly from the combi boiler to provide infinite hot water.

External
The garden is of a good size, continuing around the rear of the garages and provides two separate lawned areas, a patio, a decking area- perfect for barbecues - and a large timber storage shed. There is a garden gate leading to front.

Garage
Brick-built garage in adjacent block, being the middle of three garages. Parking directly in front of the garage, and further ample on-road parking.

Tenant Fees
Tenants (Housing Act tenancies)
Permitted default payments:
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.
Early release of tenancy: £780 including VAT.
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		88
(69-80) C	70		(69-80) C	71	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC		England	EU Directive 2002/91/EC	

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