



## 25, Sandyfields Lane, Winchester, SO21 1FW

### £1,350 PCM

Located on a popular and attractive development, the property is a very spacious and extremely light two bedroom coach house with a private entrance where a staircase accesses a very light open plan living space. Fitted & Applianced kitchen, master bedroom suite with shower room, second double bedroom and bathroom. Gas central heating is installed and double glazed. Off road parking, and 2 garages. Unfurnished & Available Mid October.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A large 2 bedroom coach benefitting from garaging and parking spaces.

The property is accessed via a composite door with obscure glazed window and chrome door furniture opening onto.

### ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, provision of power points. Two ceiling light points, single panel radiator. Danfuss heating control thermostat. Natural light is provided by a upvc double glazed window to the rear aspect.

Staircase leading to the living accommodation.

### LIVING AREA 17'4" x 12'2" (5.30 x 3.73)

Smooth plastered ceiling, ceiling light point, six ceiling spot lights, heat alarm, extractor fan. A dual aspect with upvc double glazed windows to the front and rear aspects. Two double panel radiators, 'Karndean' style flooring, provision of power points, television point and telephone point.



### KITCHEN AREA

The kitchen is fitted with a range of grey gloss fronted cupboards, heat resistant worksurface with an inset stainless steel sink unit with bowl, drainer and a mono bloc mixer tap over. Four burner 'Zanussi' gas hob with extractor hood, and an AEG fan assisted electric oven. Integrated 'Zanussi' automatic washing machine, matching full sized dishwasher and a tall fridge / freezer (50/50 split).



### MASTER BEDROOM 12'3" x 10'4" (3.74 x 3.16)

Smooth plastered ceiling, ceiling light point, access to the roof void, upvc double glazed window to the front aspect. Single panel radiator, provision of power points and an 'Danfuss' heating control thermostat.

A door gives access to an ensuite facility.



### ENSUITE 6'4" x 4'7" (1.94 x 1.40)

Smooth plastered ceiling, two ceiling spot lights, extractor fan, upvc obscure double glazed window to the rear aspect. Chrome heated towel rail, 'Karndean' style flooring, full height ceramic glazed tiled walls.

Fitted with a large double shower enclosure and and Aqualisa electric shower within, pedestal wash hand basin and a low level wc.



### BEDROOM 2 9'11" x 7'11" (3.04 x 2.42)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator and a provision of power points.





### **FAMILY BATHROOM 5'5" x 6'4" (1.66 x 1.94)**

Smooth plastered ceiling, ceiling light point, extractor fan, 'Karndean' style flooring.

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc and panel door with shower attachment over. Tiled to full height around the bath / shower areas and to half height behind wash hand basin and wc. Single panel radiator.



### **PARKING**

Off road parking is provided for 2 cars.

### **GARAGE (RIGHT HAND SIDE) 17'6" x 8'10" (5.35 x 2.71)**

Accessed by a metal up and over door



### **AGENTS NOTES**

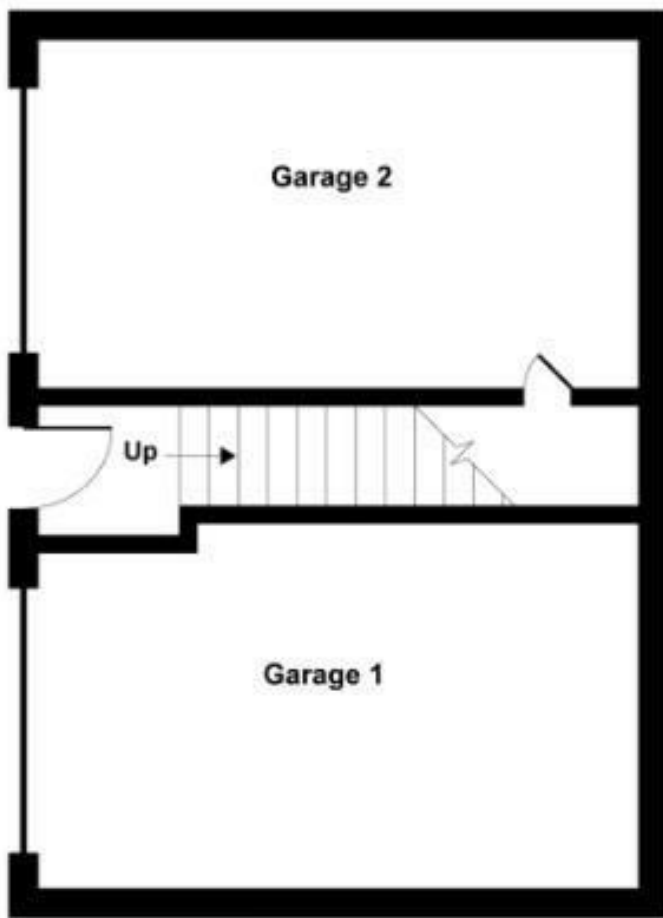
Council Tax Band B.



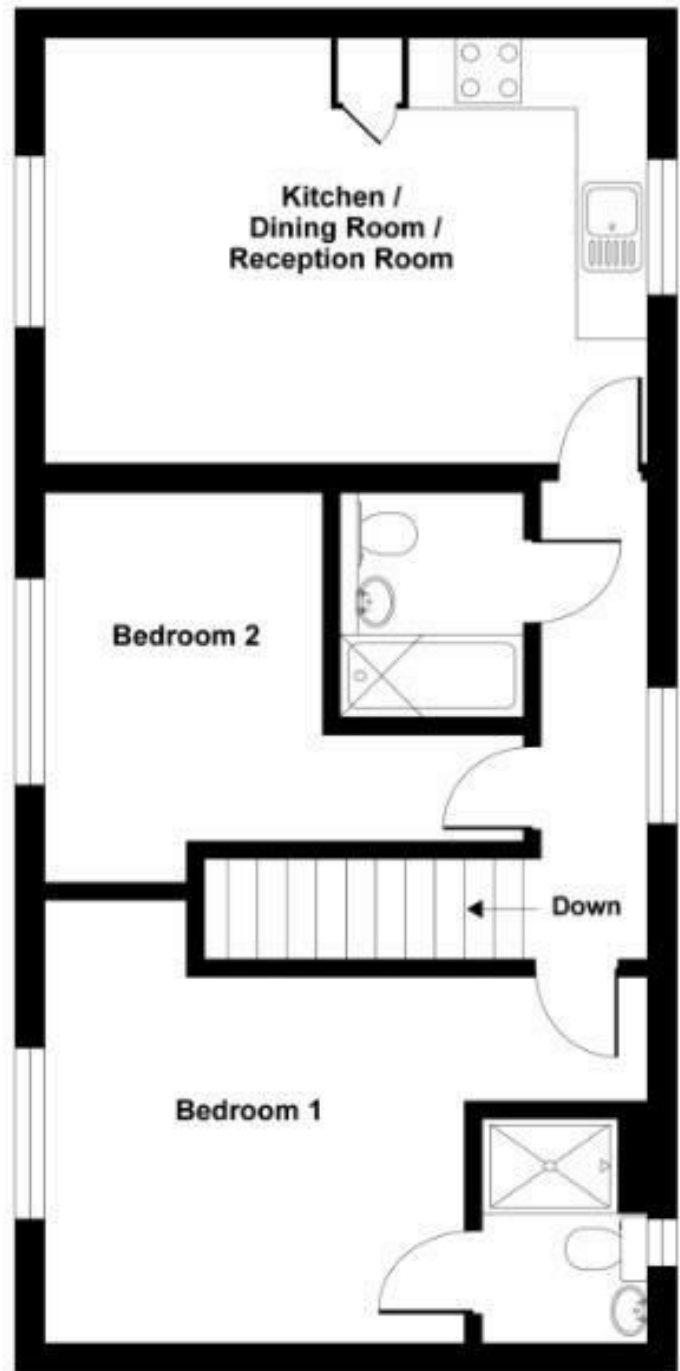
### **GARAGE 17'7" x 9'6" (5.38 x 2.90)**

Accessed by a metal up and over door. A solid panel door gives access to a useful under stairs storage cupboard and houses the Logic combination boiler for the central heating and domestic hot water supply.

Electric meter and consumer unit. Power and lighting provided.



GROUND FLOOR



FIRST FLOOR

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	