



SOVEREIGN WAY, EASTLEIGH, SO50
£1,850 per month*

Carter Jonas

SOVEREIGN WAY, EASTLEIGH, SO50

A well presented 4 bedroom detached house in the popular area of Boyatt Wood within easy distance of the amenities, railway station and airport in Southampton and of the M3, and A27 giving access to London and the South Coast.

The property has a drive to the front with parking for 2 cars and leading to a single garage. The entrance hall has stairs rising to the first floor and has a useful coat cupboard and downstairs cloakroom. There is a study to the right of the front door with shelving, the sitting room has a bay window to the front, an open fireplace and glazed doors to the dining room. The dining room has a glazed door to the rear garden and a door to the kitchen. The kitchen has an electric oven and gas hob, there is space for a dishwasher, washing machine and fridge freezer. There are a good range of eye and base level units and a door to the garden. Upstairs the main bedroom overlooks the rear garden and has a contemporary en suite shower. There are two further double bedrooms facing the front, a single bedroom and a family bathroom with a shower over the bath.

Being a corner plot there is a good sized rear garden and a vegetable garden and greenhouse to the side.

Council Tax Band F (check amount with Eastleigh Borough Council)
Mains water, electricity and gas. For broadband and mobile coverage check Ofcom.org.uk
Holding fee equivalent to 1 week's rent £426
Deposit equivalent to 5 weeks rent at £1600pcm = £2134
Available for a 24 month tenancy with a mutual 12 month break clause.

- 4 Bedrooms
- 3 Reception rooms
- 2 Bathrooms
- Kitchen
- Gardens
- Garage
- Parking
- EPC rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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