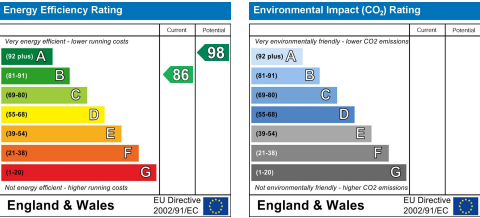




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



I Mayfield Mews

Southampton, SO19 9XJ

We are pleased to welcome to the market this brand-new, three-bedroom house, finished to a high specification throughout and forming part of a small development of just four homes at Mayfield Mews, Woolston.

The property offers modern and spacious accommodation, with the ground floor comprising an entrance hallway, downstairs WC, a generous lounge and a spacious open-plan kitchen/dining room. The kitchen is fitted with a range of modern units and integrated appliances, including a dishwasher, large fridge freezer and washing machine, alongside an electric hob and double oven. Double-glazed patio doors provide direct access to the rear garden.

Moving upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, a further double bedroom, a good-sized single bedroom and a modern family bathroom.

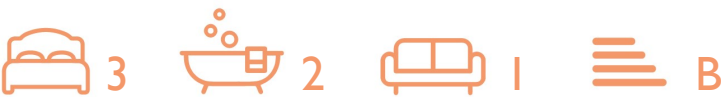
The property further benefits from double glazing throughout and an energy-efficient air source heat pump. Externally, there is a private rear garden featuring a lawn and patio area, together with a garden shed and side gate access. To the front, there is a private driveway providing off-road parking for two vehicles.

Located just off Portsmouth Road, Mayfield Mews offers a convenient position within Woolston, close to the High Street and its selection of shops, cafés and local amenities. Nearby schools include Woolston Infant School, St Patrick's Catholic Primary School and Ludlow Junior School. For those who enjoy the outdoors, Peartree Green Nature Reserve, the Archery Grounds and Miller's Pond Nature Reserve are also within the surrounding area.

£1,800 PCM

I Mayfield Mews

Southampton, SO19 9XJ



- THREE BEDROOMS
- OFF ROAD PARKING X 2
- MODERN KITCHEN + APPLIANCES
- TWO BATHROOMS
- OPEN PLAN KITCHEN DINER
- WOOLSTON LOCATION

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £415 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £2076

Council Tax Band: C

EPC Rating: B

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement

since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

