

116 Barton Drive, Barton On Sea, BH25 7JL



£1,200 Per calendar month



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

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AVAILABLE FROM THE 26 January 2019 - A three bedroom detached bungalow available to rent. The bungalow is situated in a popular location within walking distance of Barton on Sea cliff top and beach. Good sized garden and detached garage, UPVC double glazed Conservatory and good off road parking.

### **UPVC DOUBLE GLAZED FRONT DOOR**

Leads to spacious Entrance hall with a double cloaks cupboard and a trap door to the large roof space.

### **SITTING ROOM 4.0m x 4.50 13'1" x 14'9"**

Dual aspect room with a South/Westerly aspect, timber fire surround with inset electric fire.

### **KITCHEN 3.36m x 3.80m 11'0" x 12'6"**

Range of fitted white wall and base units with contrasting worktop and an inset one and a half bowl sink unit with mixer tap over. Integrated double electric oven, electric hob and extractor over. Wall mounted gas fired boiler concealed in a cupboard. Lovely outlook over the rear garden and integrated washing machine, fridge and a separate freezer.

### **CONSERVATORY 3.32m x 2.31m 10'11" x 7'7"**

Of UPVC double glazed construction with a glass roof and double opening casement doors onto the patio and rear garden.

### **BEDROOM ONE 3.57m x 3.50m 11'9" x 11'6"**

UPVC Double glazed window

### **BEDROOM TWO 3.32m x 3.08m 10'11" x 10'1"**

UPVC Double glazed window

### **BEDROOM THREE 3.57m x 2.50m 11'9" x 8'2"**

UPVC Double glazed window

### **BATHROOM**

White suite comprising of a cast iron bath, wash hand basin, WC and has an independent Triton shower over the ath. UPVC double glazed window.

### **GARDENS - FRONT**

The property sits on a lovely mature plot with the front garden laid mainly to lawn with low stone wall dividing from the pavement. The hard standing driveway provides off road parking and continues along the side of the property.

### **DETACHED GARAGE**

Pitched roof, up and over door, power and light.

### **GARDEN - REAR**

The rear garden has a good sized area of textured paved patio with the remainder laid mainly to lawn with mature and well stocked borders.

### **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

### **DIRECTIONAL NOTE**

From our Office in Old Milton Road proceed along the road until reaching the 'T' junction and turn right into Christchurch Road. Take the first left into Southern Lane, continue into Keysworth Avenue and take the first turning left into Barton Drive where the property will be found on the left hand side.

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

### **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

### **Admin fees**

£200. Plus VAT = £240. For up to two people. £50 plus VAT = £60 for any further applicants and guarantors. Any fees lodged with Ross Nicholas & Company are non-refundable. Admin fees are only refunded if the Landlord withdraws the property from the market.

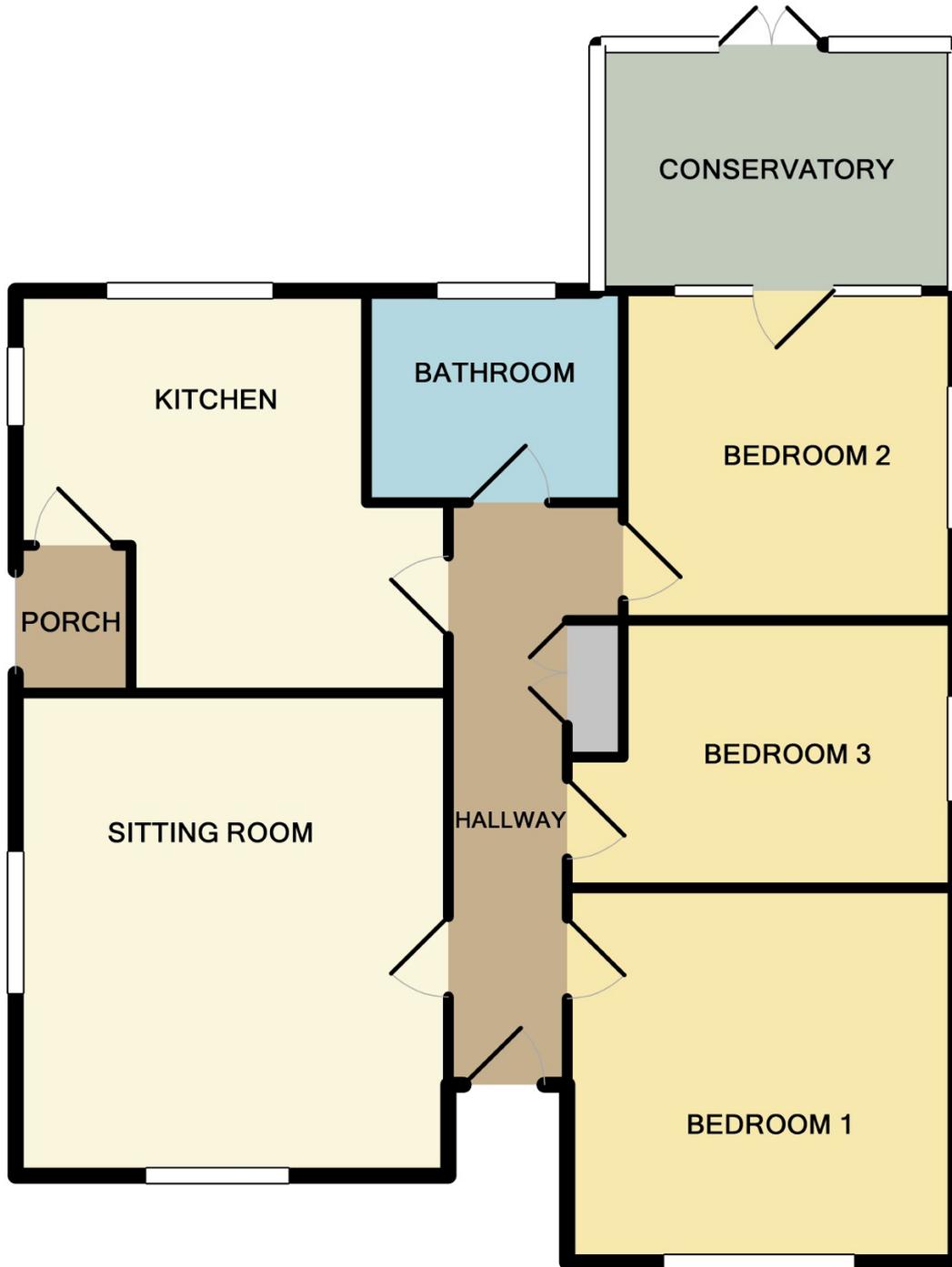
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

### **COMPLAINTS PROCEDURE**

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an

impartial and independent  
service for resolving disputes.  
Further information can be  
found on their website  
[www.tpos.co.uk](http://www.tpos.co.uk)



TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
57	82
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
52	81
EU Directive 2002/91/EC	

