



RICHMONDS

1 Savernake Way, Fair Oak, Eastleigh, SO50 7FA

£385,000

A large 3 bedroom family home with an open plan kitchen/dining room which leads to the sunny rear garden. There is a spacious lounge, hallway with cloakroom and a light and stylish decor throughout. The 3 bedrooms are a good size with the master complimented by an en-suite and there is a family bathroom. Externally there is a driveway for two large cars, a garage and enclosed rear garden. The property is fortunate enough to sit within Fair Oak & Wyvern catchments and has bridle way & countryside walks nearby.

Accommodation

Entrance hallway:	Stairway, cupboard, radiator
Cloakroom:	Wc, wash basin
Sitting room:	(18'1" x 11'7") With bay window and radiator
Kitchen/dining room:	(18'1" x 11'7") Fully fitted, quality kitchen with worktops and matching laminate up-stand, fully integrated Bosch kitchen appliances including ceramic electric hob, electric oven with hood and French doors leading onto the rear garden

First Floor Landing

	Cupboard, loft access
Bedroom 1:	(10'9" x 9'11") Wardrobes, window radiator
Ensuite:	Shower, Wc, wash basin, window, towel rail
Bedroom 2:	(11'10" x 8'6") Window, radiator
Bedroom 3:	(11'9" x 9'4") Window, radiator
Bathroom:	Wc, wash basin, bath with shower above, window and heated towel rail

Outside

Front:	Enclosed by picket fencing path to front door
Rear:	Enclosed by panel fencing with pedestrian gate to the garage & off road parking, large patio area and lawned area
Garage:	Up & over style door, off road parking to the front

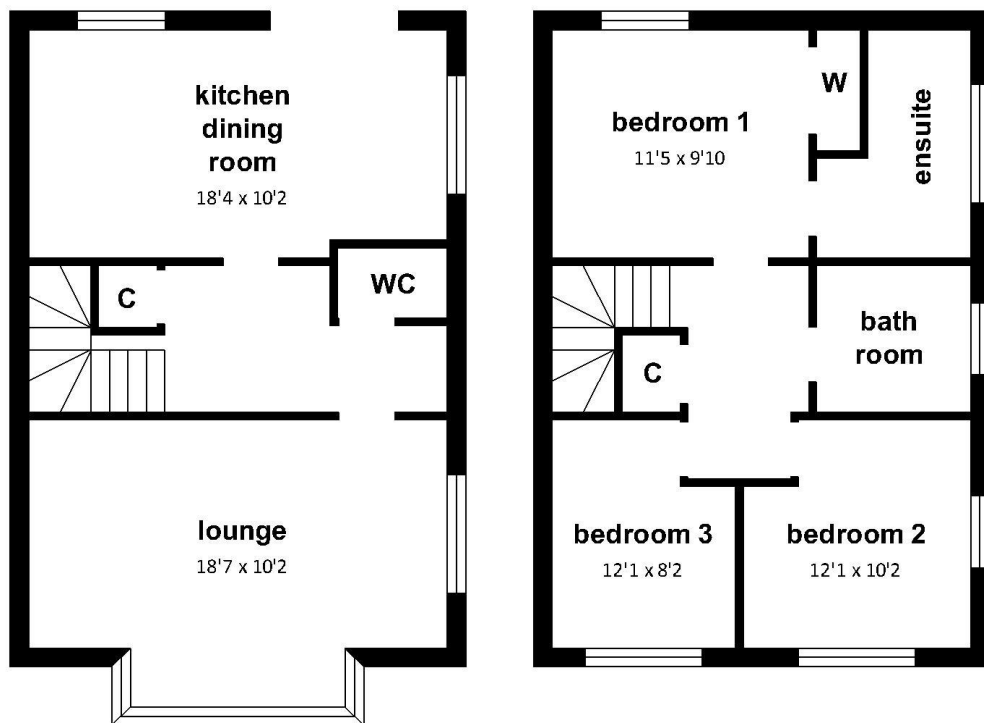
Other Information

Tenure:	Freehold
Approximate age:	2018, built by Bloor Homes
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft:	Insulated
Sellers position:	No forward chain

Local Information

Council tax:	Band C
Local Authority:	Eastleigh Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 1065 sq ft 99 m2



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

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