



West Tisted Close, Elvetham Heath, Fleet GU51 1EF

£2,400 PCM

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letting specialists



West Tisted Close,  
Elvetham Heath, Fleet, GU51 1EF

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- Detached family home
- Views over nature reserve
- Kitchen and utility room
- Fitted wardrobes in all bedrooms
- Four bedrooms
- Spacious lounge/diner
- Additional reception room
- Garage and driveway



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## Description

This four bedroom detached family home is situated on the desirable Elvetham Heath development in Fleet, with views over the nature reserve. It also offers easy access to local amenities as well as Fleet mainline station and the town centre.

The property comprises an entrance hall with cloakroom, a spacious lounge/dining room, a kitchen/breakfast room with separate utility room and a study/family room. On the first floor there is a master bedroom with fitted wardrobes and ensuite shower room, plus three further bedrooms, all with fitted wardrobes and the family bathroom. Externally the garden consists of patio and lawn areas, a larger than average garage with electric up and over door and driveway parking for at least two vehicles.

Unfurnished and available immediately.

Council tax band: E

EPC rating: C

Minimum tenancy length - 12 months with a 6 month break clause

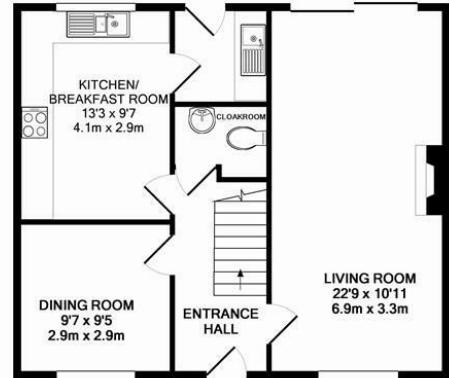
Deposit = 5 weeks rent - £2,769

First Months rent - £2,400

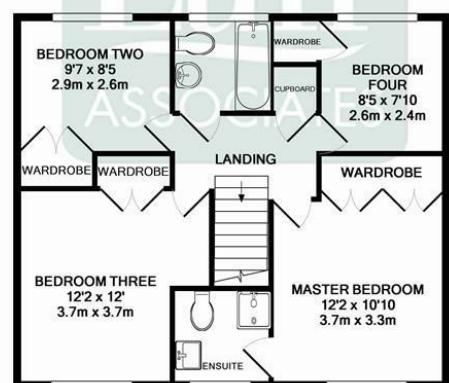
Holding deposit - £553 (will be deducted from the first months rent upon move in)



## Floor Plans



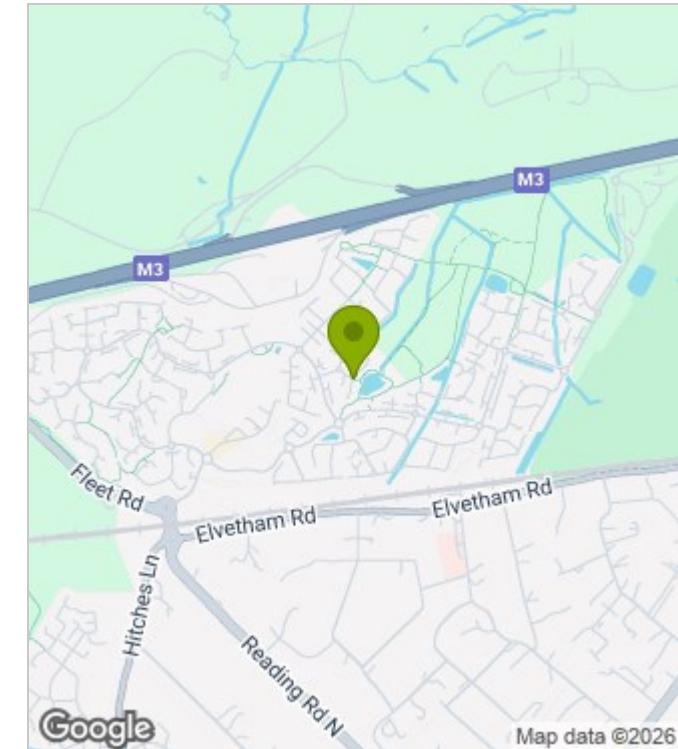
GROUND FLOOR  
APPROX FLOOR  
AREA 602 SQ.FT.  
(55.9 SQ.M.)



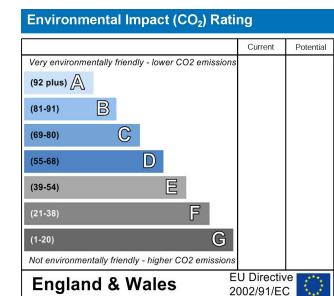
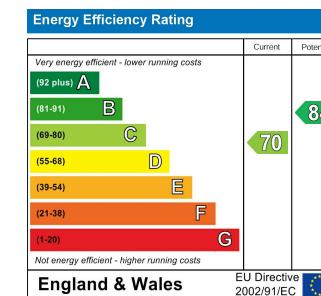
1ST FLOOR  
APPROX. FLOOR  
AREA 602 SQ.FT.  
(55.9 SQ.M.)

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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## Area Map



## Energy Performance Graph



In partnership with  
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Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Luff & Wilkin Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained.