6 SAGES LANE

Privett, Hampshire, GU34 3NP

TO LET

£1,500 PCM

BCM Wilson Hill

6 Sages Lane

Privett, Hampshire, GU34 3NP

6 Sages Lane is a rural 3 bedroom terraced cottage with idyllic views of the surrounding countryside

Petersfield 7 miles | Alresford 8 miles | Winchester 15 miles | London Waterloo from Petersfield Station - 80 minutes | Mileages and times approximate

THE PROPERTY

6 Sages Lane is a rural 3 bedroom terraced cottage with idyllic views of the surrounding countryside.

From the lobby a door leads to the sitting room with wood burner and windows to the front, which leads through to a modern fitted kitchen with wall and base units, electric oven and hob, space for fridge freezer and washing machine. There is a family bathroom with shower over bath and a separate WC. Access to patio area and detached office /playroom at rear of property. Upstairs is the master bedroom with fitted wardrobe, second double bedroom and single bedroom / study.

Outside is a patio with lawned area to the front.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains water and electricity
Private drainage - £15 per month
Mobile coverage limited (according to Ofcom)
Broadband ultrafast full fibre (according to Openreach)

EPC

D 59

Local Authority

East Hampshire District Council, band D

Pets

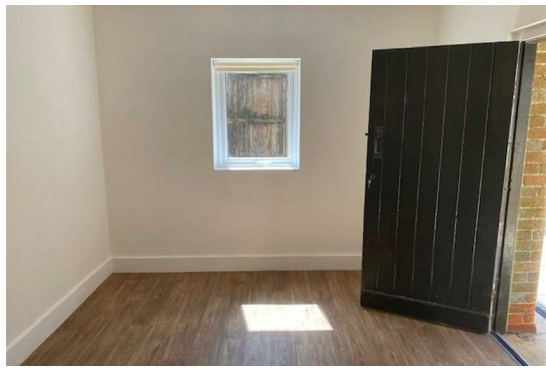
Pets considered. £20 per month per pet.

Deposit

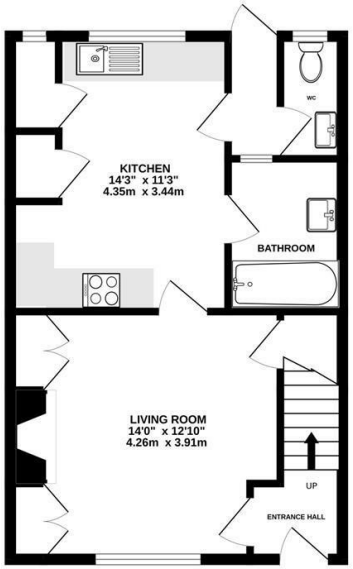
Holding deposit £346
Security deposit £1,730

Directions

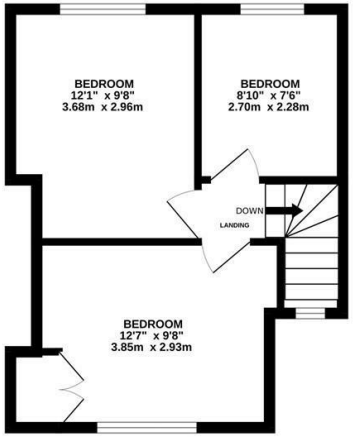
From M3, exit at junction A272 towards Petersfield. Continue along the A272 towards Petersfield. Continue along the A272 until the traffic lights and crossroads at West Meon. Turn left northbound towards Alton on the A32. Immediately after the Angel pub on the left hand side turn right at the crossroads into Sages Lane. 6 Sages Lane is 0.3 miles on the left hand side.
What3words: paraded.digests.rumbles



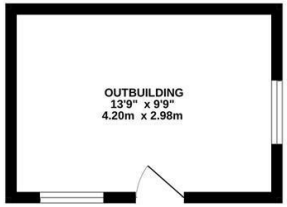
GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



OUTBUILDING
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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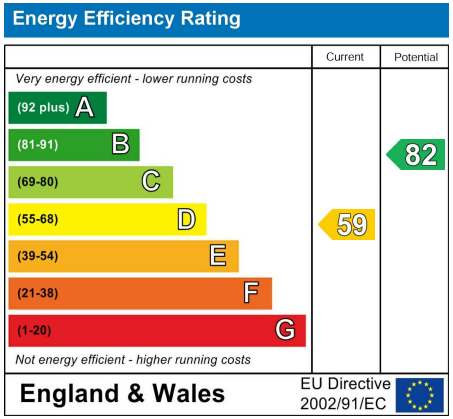

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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