



11 BASING BARNS

Sages Lane, Privett, Hampshire, GU34 3QA

TO LET

£1,475 PCM



11 Basing Barns

Sages Lane, Privett, Hampshire, GU34 3QA

An appealing three bedroom barn conversion with light and spacious accommodation

THE PROPERTY

An appealing three bedroom terrace barn conversion in this popular development. The property is neutrally decorated throughout.

The property comprises a large entrance hall, good sized kitchen with built-in oven and hob, space for a kitchen table and plumbing for white goods, dining room/study/third bedroom, cloakroom with shower, good storage cupboard, spacious sitting room with French doors overlooking the communal lawns and fields beyond. Upstairs there are two double bedrooms, one with ensuite shower and a bathroom.

Basing Barns is within easy reach of Petersfield, Alton and Winchester, all with mainline stations to London. There are excellent schools for all ages nearby with a Montessori nursery school in the popular village of Privett. It is set amongst delightful landscaped courtyards with communal lawns

maintained by the estate and is surrounded by idyllic countryside views. There are two allocated parking spaces.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Electric heating
Private drainage £15.00 per month
Mobile coverage good (EE 85% - according to Ofcom)
Broadband ultrafast (according to openreach)

EPC

D 61

Local Authority

East Hampshire District Council, band E

Pets

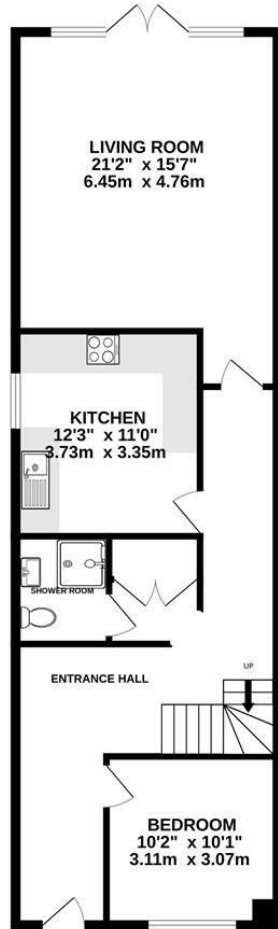
No pets due to communal gardens

Deposit

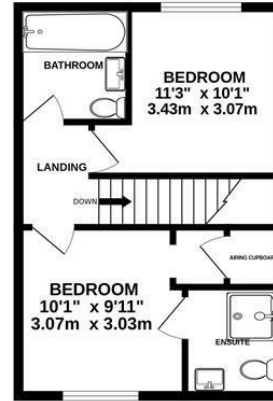
Holding deposit £340
Security deposit £1,700



GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	