2 LARKWHISTLE FARM COTTAGE

Larkwhistle Farm Road, Micheldever, Winchester, Hampshire, SO21 3BG

TO LET

£1,275 PCM

BCM Wilson Hill

2 Larkwhistle Farm Cottage

Larkwhistle Farm Road, Micheldever, Winchester, Hampshire, SO21 3BG

A charming, flint and brick 3 bedroom semi-detached cottage in a convenient rural setting.

THE PROPERTY

A true rural cottage yet within easy access to main roads and the nearby village of Micheldever. The property boasts a large garden and workshop.

The kitchen is to the rear of the property with a larder cupboard and option for white goods. Downstairs is also a bright sitting room and a shower room.

Upstairs are two double bedrooms and a single bedroom.

Outside is a large garden, plenty of storage, workshop with power and off road parking. The cottage is adjacent to the LRC Transport Depot. The post man has rights of way to the back of the house to deliver mail to the next door property.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private sewerage included in rent
Oil fired central heating
Mobile phone coverage limited (according to Ofcom)
Superfast fibre to the cabinet
Broadband available (according to Openreach)

EPC

E 49

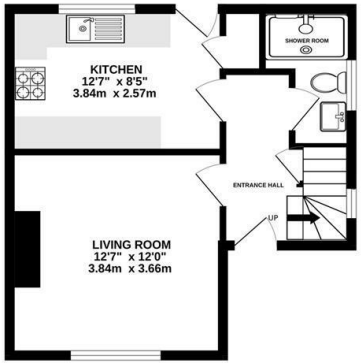
Local Authority

Winchester City Council, band E

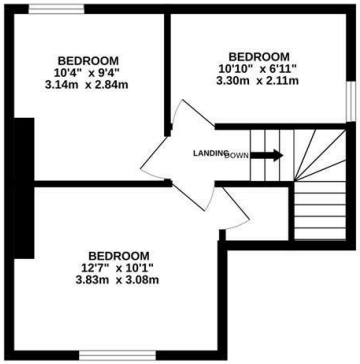
Deposit

Holding deposit £294
Security deposit £1,471

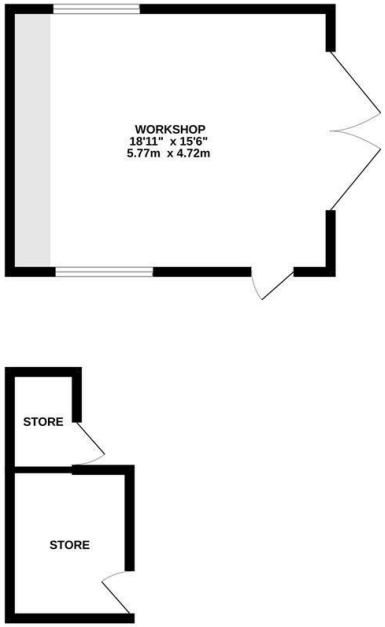
GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



OUTBUILDINGS
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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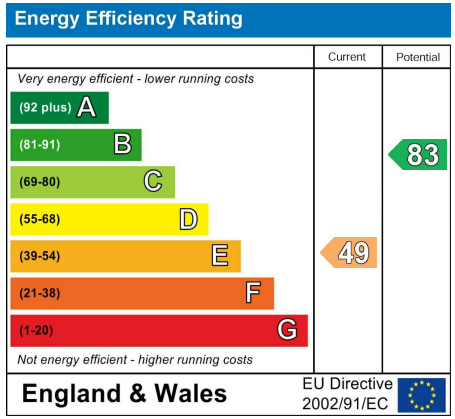

IMPORTANT NOTICE

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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