1 LOWER WOODCOTT

Whitchurch, Hampshire, RG28 7QA

TO LET

£1,450 PCM

BCM Wilson Hill

1 Lower Woodcott

Whitchurch, Hampshire, RG28 7QA

A well presented, 3-bedroom cottage set in an idyllic, peaceful rural location with far reaching views.

THE PROPERTY

1 Lower Woodcott is located in this quiet hamlet, in an elevated position surrounded by open countryside. The village is conveniently positioned for easy access to Whitchurch, Andover and Newbury and the A34.

This cottage is well presented internally, with double glazed windows and enjoys wonderful views all around. On the ground floor is the kitchen and dining room, with a good range of cupboards and units and space for a dining table. The sitting room is a good size room which is double aspect and features an open fireplace. On the first floor there are three bedrooms, two with built in cupboards and a recently fitted bath and shower room.

The cottage sits within a large, private garden which is laid to lawn, surrounded by post and rail fence. There are stunning views across the countryside from the garden and access onto an area of communal grass to the front. There is off road parking to the rear of the property and an outbuilding at the top of the garden.

ADDITIONAL INFORMATION

Services

Heating - Electric Storage heaters
Private water - £40.00 per month
Private sewerage - £66.00 + VAT per year
Fibre broadband available (according to Openreach)
Mobile signal limited (according to Ofcom), boosters available

EPC

E39

Local Authority

Basingstoke and Deane Borough Council, band C

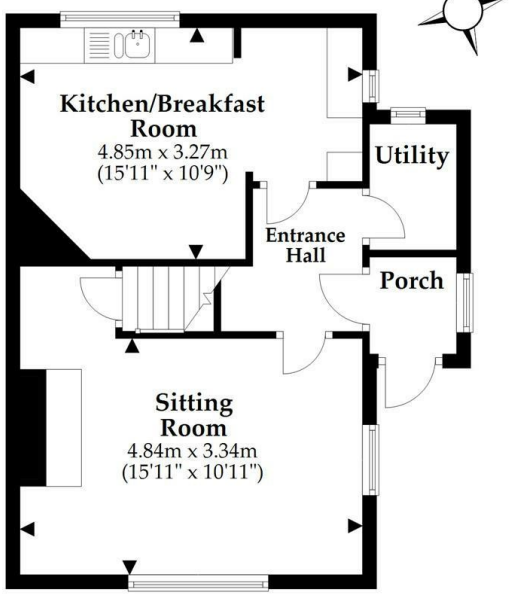
Pets

Well behaved pet would be considered, rent may vary

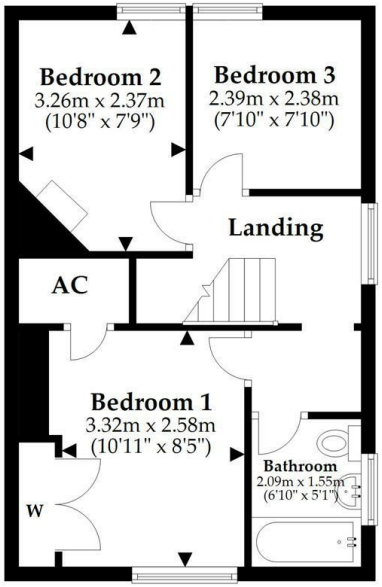
Deposit

Holding deposit £334.
Total deposit £1,673

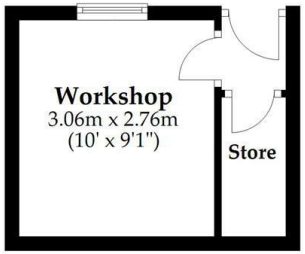
Ground Floor
Approx. 41.8 sq. metres (449.6 sq. feet)



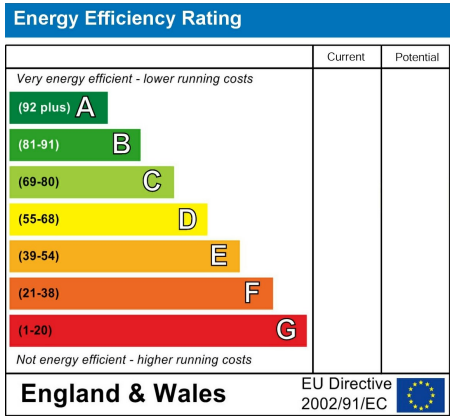
First Floor
Approx. 37.4 sq. metres (402.5 sq. feet)



Outbuilding
Approx. 11.5 sq. metres (124.2 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 sq. feet) LJT SURVEYING



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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