STUDIO COTTAGE

Church Street, St. Mary Bourne, SP11 6BL

TO LET

£1,100 PCM

BCM Wilson Hill

Studio Cottage

Church Street, St. Mary Bourne, SP11 6BL

A charming, detached 2-bedroom cottage set in the heart of this popular village, surrounded by attractive countryside.

THE PROPERTY

Studio Cottage is a charming, 2-bedroom detached cottage set in the heart of St. Mary Bourne, which is a very popular village in the heart of the Bourne Valley. The village has an excellent range of amenities including two well regarded pubs, village shop and cafe, primary school, active cricket club and church. Nearby Andover offers a more comprehensive range of facilities including a mainline railway station to London. The village is surrounded by stunning countryside, with many beautiful walks.

The property features a well fitted kitchen with granite worktops and built in appliances with an opening into the living room. There is a downstairs bathroom. The living room is a large space which accommodated both a sitting and dining area, with double doors opening out onto the charming courtyard garden. A spiral staircase leads upstairs where there are two bedrooms, one of which is a good double bedroom, the other a single bedroom.

The courtyard garden is a charming area with covered pergola and side access onto the street. This is ideal for outdoor entertaining and provides a very pleasant and private outdoor space.

ADDITIONAL INFORMATION

Services

Electric central heating
Mains electricity
Mains water and drainage
Superfast FTTC Broadband available (Ofcom)
Good mobile phone coverage on most networks (Ofcom)
On street parking

EPC

E50

Local Authority

Basingstoke and Deane
Band C

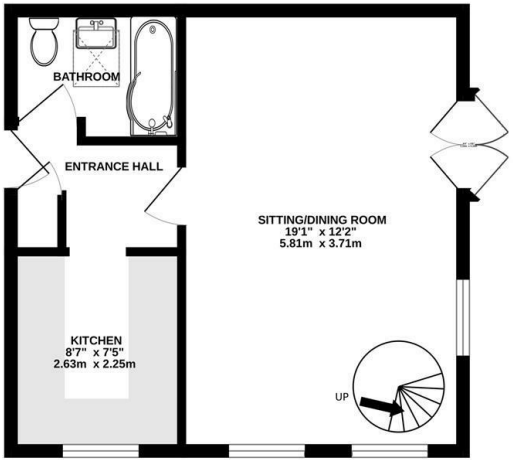
Pets

Well behaved pets considered, rent may vary

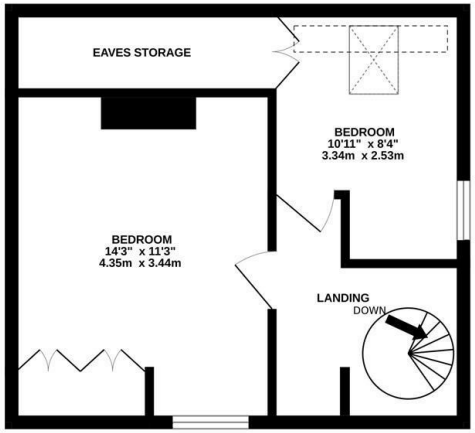
Deposit

Security deposit - £1,269
Holding deposit - £253

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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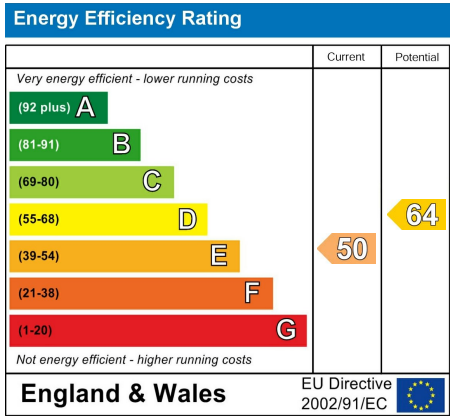

IMPORTANT NOTICE

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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