3 LOWER WOODCOTT

Whitchurch, Hampshire, RG28 7QA

TO LET

£1,350 PCM

BCM Wilson Hill

3 Lower Woodcott

Whitchurch, Hampshire, RG28 7QA

A recently refurbished, 2-bedroom cottage set within this idyllic, rural location with far reaching views yet within easy reach of Whitchurch and the A34.

THE PROPERTY

3 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 has been recently refurbished throughout and is now very well presented internally, with wonderful views all around. On the ground floor is the kitchen and breakfast room, with a good range of cupboards and units and ample space for a dining table. There is a utility room and downstairs WC. The sitting room is a good size room which is double aspect, again enjoying the views and features an open fireplace. On the first floor there are two bedrooms, both with built in cupboards and a newly fitter shower room with large double shower.

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

E44

Local Authority

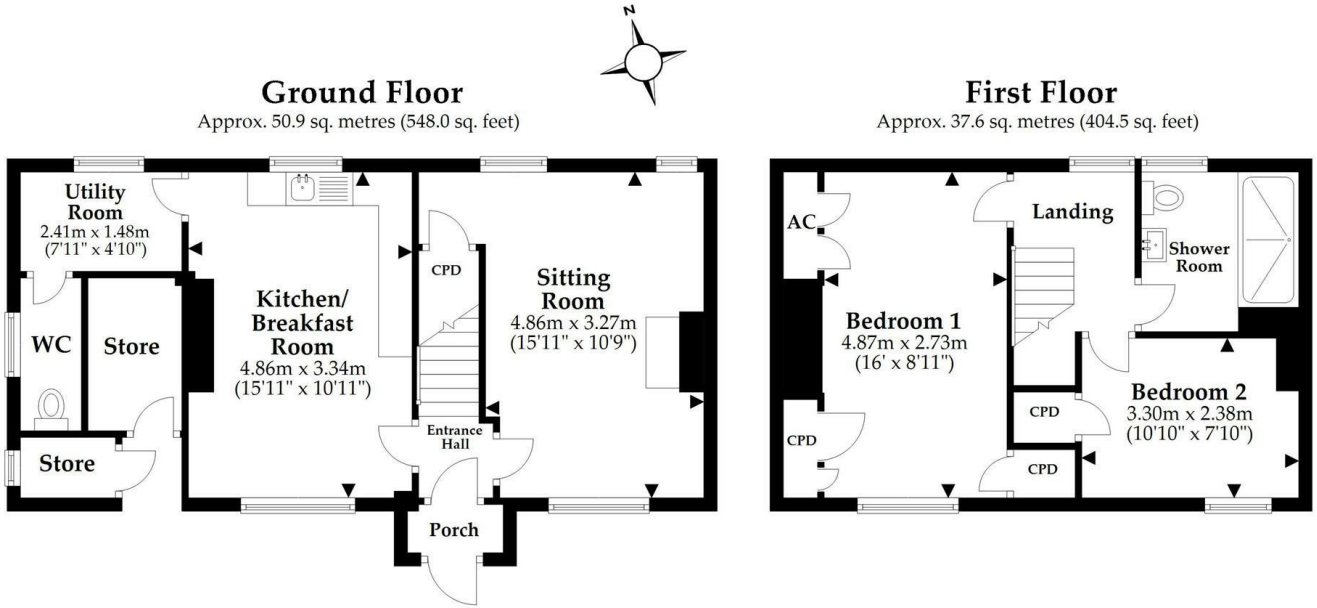
Basingstoke and Deane Borough Council, band C

Pets

Well behaved pet would be considered

Deposit

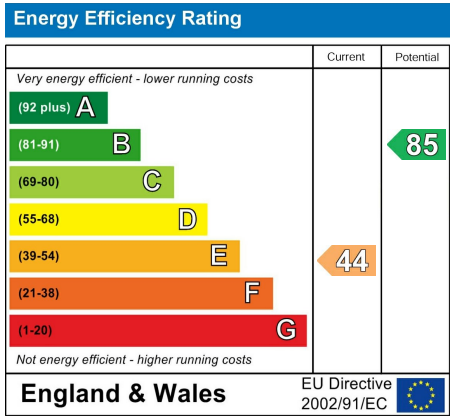
Holding deposit £311
Total deposit £1,557



Total area: approx. 88.5 sq. metres (952.5 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

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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