10 HEMPLANDS LANE

Privett, Alton, GU34 3NU

TO LET

£2,000 Per Month

BCM Wilson Hill

10 Hemplands Lane

Privett, Alton, GU34 3NU

A 3 bedroom semi-detached house in a wonderful rural setting

THE PROPERTY

This attractive semi-detached brick and flint cottage is located on Hemplands Lane in the highly sought-after village of Privett. The property enjoys stunning views over the surrounding countryside, along with the benefit of off-road parking and a single garage.

Well presented throughout, the ground floor features a cosy sitting room with a wood-burning stove overlooking the front garden. To the rear, a light and spacious eat-in kitchen includes an integrated dishwasher, electric oven and hob, and plumbing for a washing machine. This leads into a useful boot room with access to the garden. A modern family bathroom with a shower over the bath completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, two have decorative feature fireplaces and one which benefits from a built-in storage cupboard. All bedrooms enjoy delightful views across open countryside.

Outside, the generous garden wraps around the property and is predominantly laid to lawn. A substantial brick and flint outbuilding provides excellent additional storage.

ADDITIONAL INFORMATION

Services

Mains electricity and water
Private drainage £20 per month
Oil fired central heating
Mobile phone coverage (Ofcom) - good/variable
Broadband (Openreach) - full fibre broadband

EPC

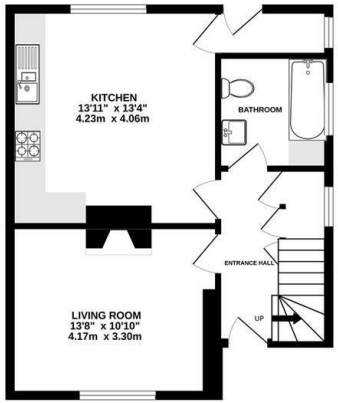
D55

Local Authority
East Hampshire District Council - band E

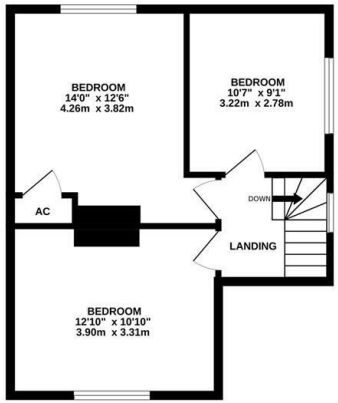
Pets
Well behaved pets considered.

Deposit
Holding Deposit - £461
Security Deposit - £2,307

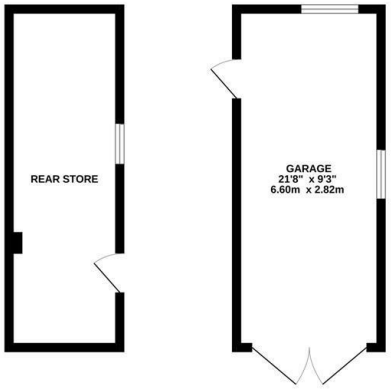
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



OUTBUILDINGS
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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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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
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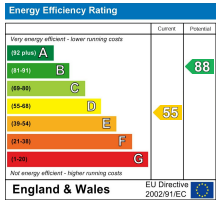

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