2 WILL HALL FARM COTTAGE

Brick Kiln Lane, Alton, Hampshire, GU34 1SP

TO LET

£1,750 PCM

BCM Wilson Hill

2 Will Hall Farm Cottage

Brick Kiln Lane, Alton, Hampshire, GU34 1SP

A delightful 3 bedroom semi-detached house on the edge of Alton, overlooking farmland.

THE PROPERTY

The ground floor comprises open plan dining and kitchen areas, with a feature fireplace in the living space and a patio door to the garden. There is a separate large utility room with plumbing for a washing machine, a separate W.C. and cloakroom, and an understairs cupboard.

Upstairs are two double bedrooms and one single bedroom, all with built-in cupboards. The family bathroom has a shower over the bath and an airing cupboard.

There is an attached garage and 2 outside cupboards. The rear garden has lovely rural views.

The market town of Alton is easily accessible, with excellent shopping facilities and there is a mainline station to London.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private drainage £15 per month
Oil fired central heating
Mobile phone coverage likely (according to Ofcom)
Ultrafast Full Fibre Broadband available (according Openreach)

EPC

E 48

Deposit

Holding deposit: £403.80
Security deposit: £2,019

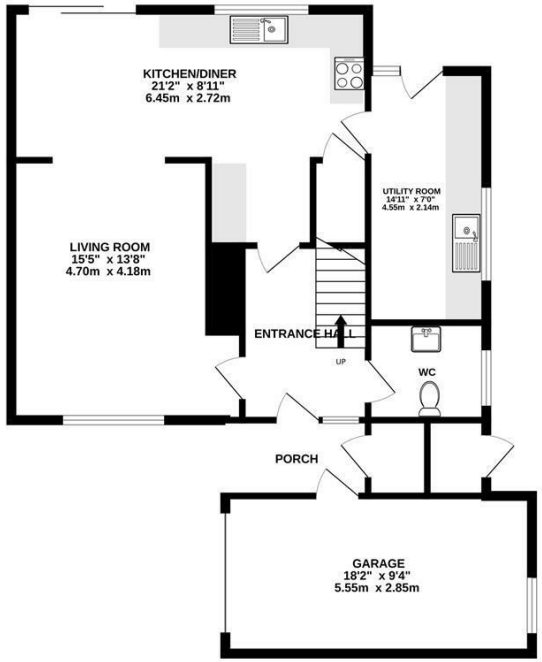
Local Authority

East Hampshire District Council, Band D

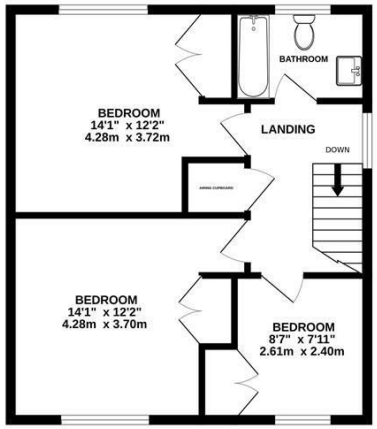
Other

Planning application submitted, but not approved, for properties to be built in rear field

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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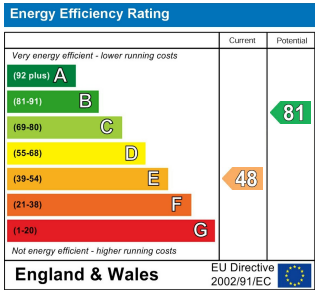

IMPORTANT NOTICE

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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