1 NEW COTTAGES

Southwood Farm, Dummer, Basingstoke, Hampshire, RG23 7LT

TO LET

£1,500 PCM

BCM Wilson Hill

1 New Cottages

Southwood Farm, Dummer, Basingstoke, Hampshire, RG23 7LT

A wonderfully rural semi detached 3 bedroom property in a much sought after location.

THE PROPERTY

A wonderfully rural semi detached 3 bedroom property in a much sought after location. Currently undergoing works to include painting and new carpets throughout.

From the front door, this property comprises sitting room with open fire, spacious dining room, kitchen with larder and plumbing for a dish washer and space for a fridge. Upstairs the main bedroom is a good sized double and has fitted cupboards, the second double bedroom also has cupboards and the third bedroom is a large single/small double room. The bathroom has a shower above the bath and there is a separate loo.

Outside the back door there is a wash room which houses the oil fired combi boiler and has plumbing and electrics for a washing machine and tumble drier. Next door to the wash room there is an outside W.C. There is a good sized lean-to by the back door ideal for coats and wellies. There is a large garage and parking in the drive way. The gardens at the back look over field views and is mainly lawned.

ADDITIONAL INFORMATION

Services

Oil Fired Central Heating
Private supply of water and sewerage £40 per month
Mains electricity
Excellent mobile coverage (ofcom)
Fibre broadband available (openreach)

EPC

E 51

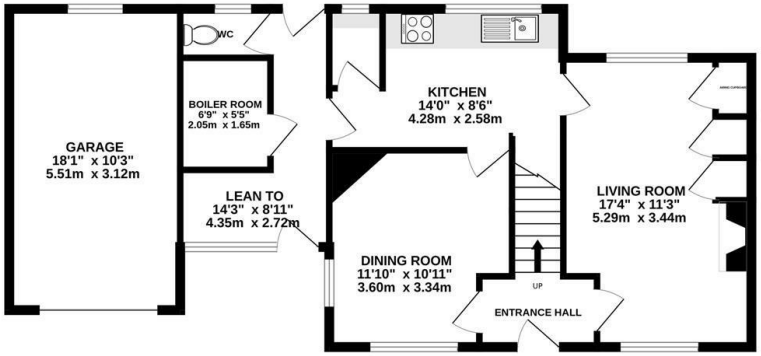
Local Authority

Basingstoke and Deane Council, band D

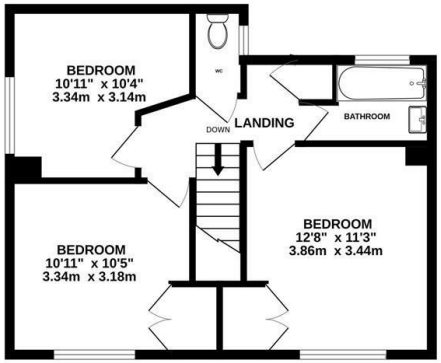
Deposit

Holding deposit: £346
Total deposit: £1,730

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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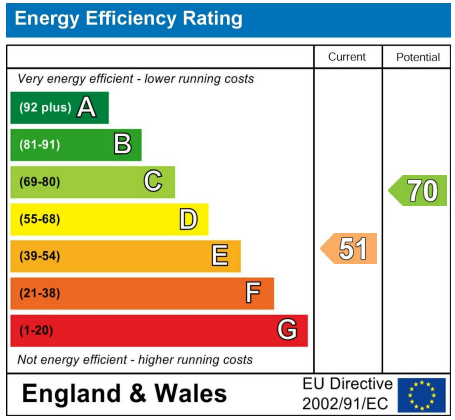

IMPORTANT NOTICE

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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