TRIMMERS

Church Lane, Privett, Hampshire, GU34 3PA

TO LET

£2,250 PCM

BCM Wilson Hill

Trimmers

Church Lane, Privett, Hampshire, GU34 3PA

An end of terrace 3 bedroom cottage situated in the very popular village of Privett

THE PROPERTY

Trimmers is an end of terrace cottage situated in the very popular village of Privett with wonderful views of the surrounding countryside to the front and rear. The property benefits from off road parking and has recently been refurbished throughout to provide generous and flexible living accommodation.

The property is full of character and offers a dining room / snug, eat in kitchen breakfast room with separate utility, and sitting room with French doors to the rear garden. There is a downstairs WC and hall storage cupboard. There is also access to the rear parking area. The property benefits from underfloor heating throughout the ground floor. Upstairs the property offers a master bedroom with ensuite shower room, two further double bedrooms, one with built in storage cupboards and a family bathroom.

Externally, the cottage has a small garden to the front and larger enclosed rear garden, which has been partly terraced/partly lawned. There is also access to a communal lawned area beyond which is maintained by the estate and garden shed. Off street parking for 2 cars.

ADDITIONAL INFORMATION

Services

Mains electricity and water
Private drainage £20 per month
Oil fired central heating
Mobile coverage - Good/variable (Ofcom)
Broadband - Full Fibre Broadband (Openreach)

EPC

D68

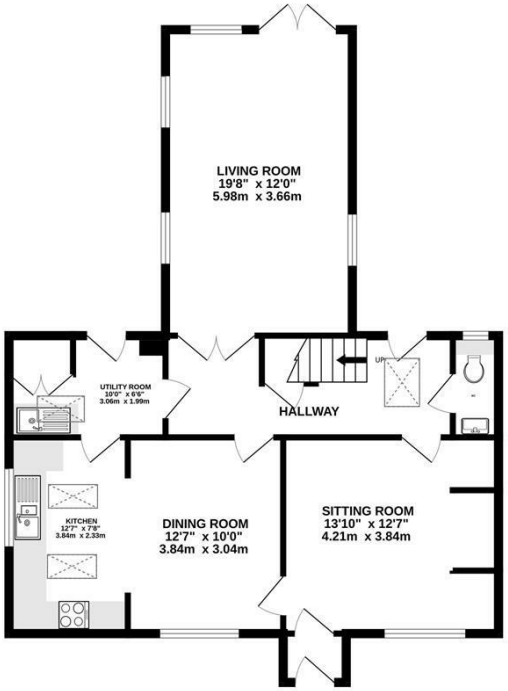
Local Authority

East Hampshire District Council - band E

Deposit

Holding Deposit - £519
Security Deposit - £2,595

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.

TOTAL FLOOR AREA : 1505 sq.ft. (139.9 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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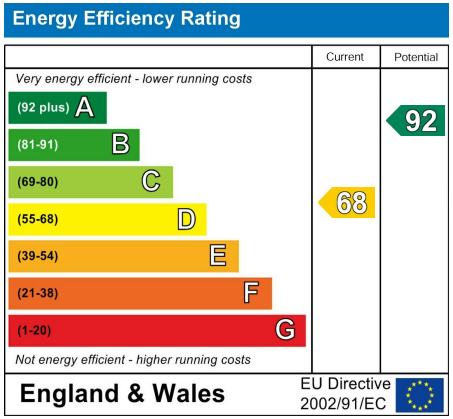

IMPORTANT NOTICE

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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