BERRY COTTAGE

Church Lane, Privett, Petersfield, Hampshire, GU34 3PA

BCM Wilson Hill

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£1,600 PCM

A characterful mid terrace 2 double bedroom cottage in the very popular hamlet of Privett

THE PROPERTY

This characterful and light filled mid terrace cottage offers well proportioned accommodation. The ground floor comprises an entrance porch leading into the kitchen, fitted with a two door oil fired AGA, separate electric oven and hob and space for a dishwasher and fridge freezer. To the front of the cottage is a generous sitting room with a wood burning stove, built in shelving to either side and windows overlooking the front and rear garden. The kitchen leads to a small inner hallway with understairs storage, a cupboard housing the boiler and plumbing for a washing machine and access to the dining room/study at the rear of the property with a door leading to the garden and lovely views.

A newly carpeted staircase rises from the hallway to the spacious landing leading to two double bedrooms, both with built in storage cupboards and a bathroom with separate shower and heated towel rail.

Outside there is a small front garden and a large terrace with a lawned garden to the rear bordered by mature shrubs with stunning views across the open fields.

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 available (Openreach)

EPC

D62

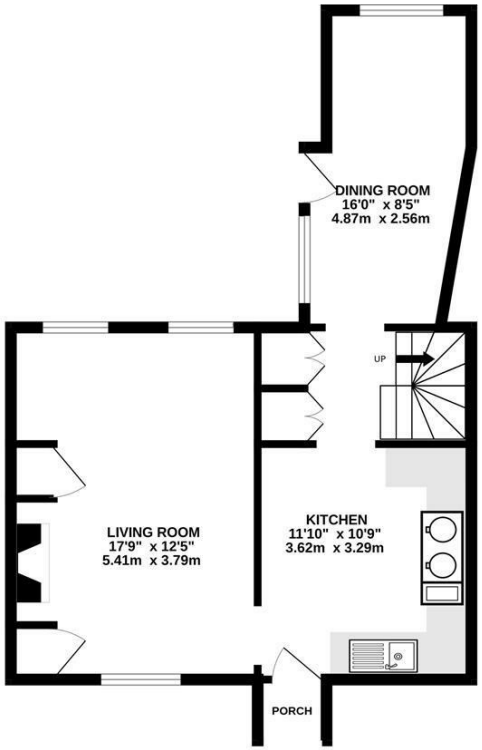
Local Authority

East Hampshire District Council - band E

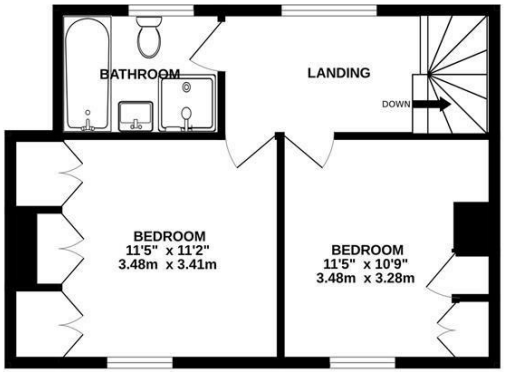
Deposit

Holding Deposit - £369
Security Deposit - £1,846

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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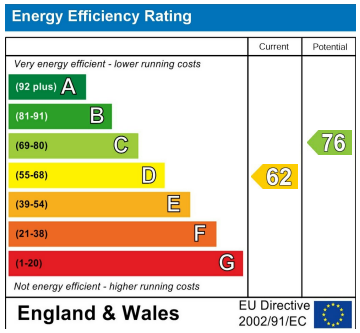

IMPORTANT NOTICE

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

Lettings - Winchester
01962 763908
lettings@bcmwilsonhill.co.uk

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