2 DOUGLAS COTTAGES

Southleigh Road, Havant, Hampshire, PO9 2NX

BCM Wilson Hill

2 Douglas Cottages

Southleigh Road, Havant, Hampshire, PO9 2NX

£1,650 Per Calendar Month

A charming 3 bedroom semi detached cottage in a rural setting overlooking fields

THE PROPERTY

This charming three-bedroom semi-detached cottage enjoys a peaceful rural setting with attractive views across the surrounding countryside, offering a delightful blend of character and comfortable living.

The accommodation comprises a well proportioned kitchen with a fitted oven and space for white goods. Good sized sitting room. The dining room enjoys lovely views over the rear garden, while a convenient ground floor cloakroom and back door to the garden adds further practicality. Upstairs there are two generous double bedrooms, both overlooking the gardens, with the principal bedroom benefiting from built-in storage. A versatile third room provides the flexibility to be used as a single bedroom, home office or dressing room. The family bathroom is fitted with a bath and shower over. An airing cupboard offers additional storage.

Externally the property benefits from front and rear garden, a large garage and useful garden storage.

This attractive home is ideal for those seeking the tranquillity of rural living but with a range of local amenities, transport links, and nearby towns all within easy reach.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity
Private water metered and sewerage invoiced by landlord
Mobile coverage - good/variable (Ofcom)
Broadband - Superfast (Openreach)

EPC

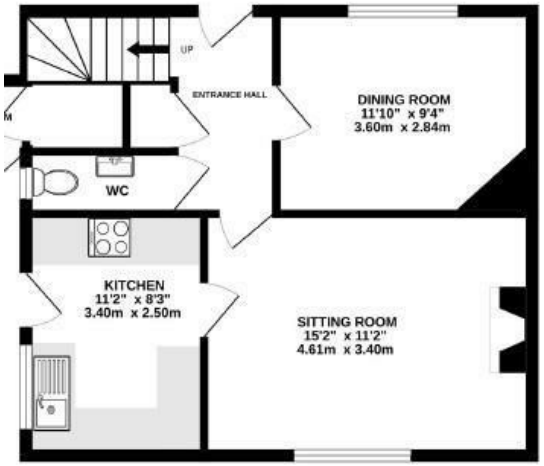
Local Authority

Havant Borough Council - band D

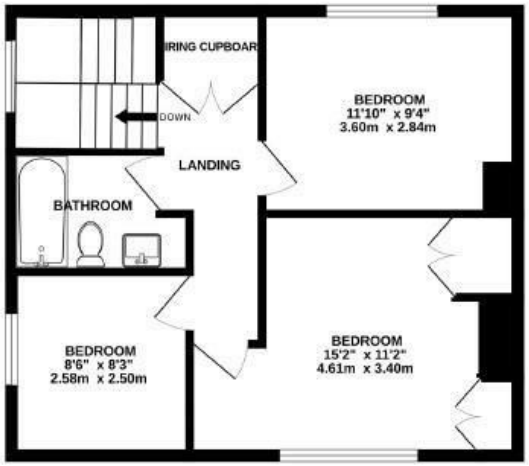
Deposit

Holding Deposit - £380
Security Deposit - £1,903

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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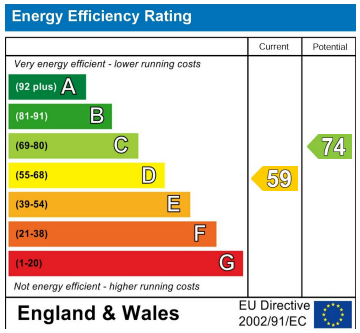

IMPORTANT NOTICE

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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