



2 NEW COTTAGES

Wadwick, St Mary Bourne, Nr Andover, Hampshire, SP11 6ES

TO LET

£1,500 PCM



2 New Cottages

Wadwick, St Mary Bourne, Nr Andover, Hampshire, SP11 6ES

A three bedroom semi-detached property in a quiet rural hamlet

THE PROPERTY

A three bedroom property located in an area of Outstanding Natural Beauty and close to the pretty and sought after village of St Mary Bourne a viewing is highly recommended.

The property comprises a good sized kitchen dining room with plenty of storage, a sitting room with double aspect views, larder and cloakroom.

Upstairs are 3 bedrooms and the family bathroom with a shower over the bath

Off road parking and large garden over looking the fields beyond.

ADDITIONAL INFORMATION

Services

Private water and sewerage charge £40 per month
Oil fired central heating
Mains electricity
Double glazed throughout.
Mobile phone coverage good

(according to Ofcom)

Full Fibre Broadband available (according to Openreach)

EPC
E43

Local Authority

Basingstoke and Dean Borough Council, band D

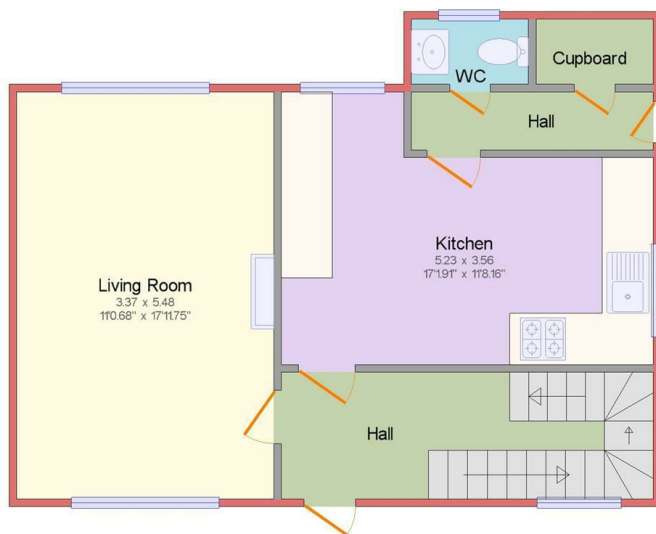
Pets

Well behaved pet considered

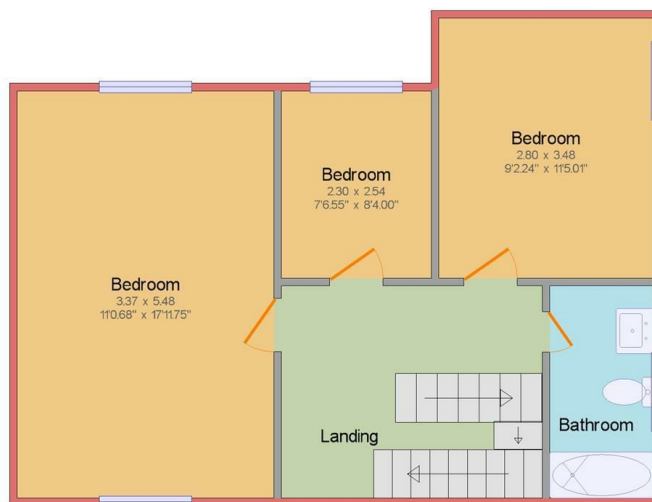
Deposit

Holding deposit £346
Total deposit £1730





Ground Floor



1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
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- 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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