



3 SNODDINGTON DOWN FARM

Snoddington Lane, Shipton Bellinger, SP9 7YB

TO LET

£1,295 PCM



3 Snoddington Down Farm Cottages

Snoddington Lane, Shipton Bellinger, SP9 7YB

Shipton Bellinger 1.3 miles | Amesbury 7.6 miles | Andover 10 miles | London Waterloo from Andover Station – 1 hour 13 Minutes | Mileages and times approximate

A 3 bedroom, semi detached country cottage, set within a wonderful rural location.

THE PROPERTY

The cottage enjoys a pleasant rural setting with good views, yet is also highly convenient being within easy access of the A303, Amesbury and Andover.

The accommodation comprised a good size sitting room, kitchen and dining room, boot room and boiler/utility room on the ground floor. On the first floor are three bedrooms; the main bedroom at the front of the house is a good double bedroom, as is bedroom 2 at the back. Bedroom 3 is a single bedroom or study. All of the rooms have good views across the countryside. There is a bathroom with separate toilet.

The cottage has a large garden which is mainly laid to lawn and features a delightful area at the rear with views across the surrounding farmland. There are numerous outbuildings including sheds and a useful car port.

ADDITIONAL INFORMATION

Services

Oil Fired Central Heating

Mains electricity

Private water and sewerage £30.00 per month. Water supplied from bore hole

Mobile phone coverage limited (according to Ofcom)

Ultrafast Full Fibre Broadband available (according to Openreach)

EPC

EPC rating E45

Local Authority

Test Valley Borough Council, tax band B

Pets

Well behaved pet considered, rent may vary

Deposit

Holding deposit £298

Total deposit - £1,494

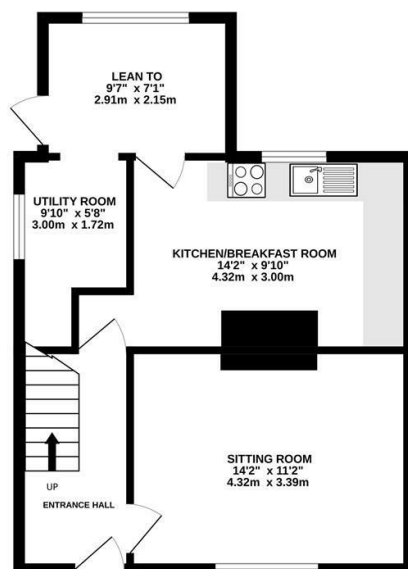
Directions

Heading west on the A303, continue past Andover and take the access signposted to Andover (A303), Grateley and Quarley. Turn right at the end of the slip lane. At the T-junction turn left and then turn immediately right into Aerodrome Road. At the end of this lane, turn sharp left onto Snoddington Road. Continue along the lane and you will reach some farm buildings on the left hand side. Go past the buildings and 3 Snoddington Down Farm is the second pair of cottages on the left.

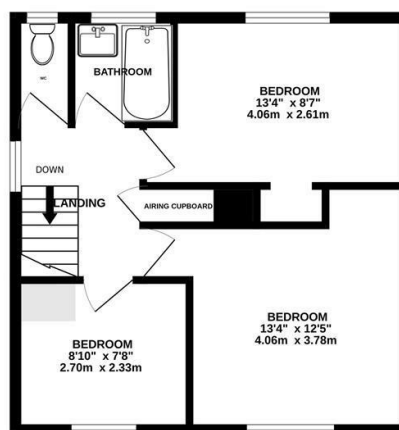
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GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lettings

01962 763908

lettings@bcmwilsonhill.co.uk

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