

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## 19 Hamble Rise

Swanmore, Hampshire, SO32 2FS

To Let Unfurnished - £1,300 pcm

AN OPPORTUNITY TO BE THE FIRST TO OCCUPY A NEW-BUILD PROPERTY



Winchester 14 miles to north-west, Southampton 12 miles to south west,  
M27 (Junction 10) 6 miles to south.

**DESCRIPTION:** 19 Hamble Rise is a new build red brick end of terrace house in the popular village of Swanmore. The property has 3 bedrooms (1 en-suite), 1 reception room, kitchen/diner, family bathroom and downstairs WC. The property benefits from mains gas central heating and the exclusive use of two allocated car parking spaces to the rear of the property is a garden and shed.



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**DIRECTIONS:** Please use the location plan and directions to find the property once a viewing has been arranged as satnav cannot identify the new build postcode. From Bishop's Waltham proceed South along the B2177 to Waltham Chase, at the traffic lights turn left onto Forest Road and continue to a cross roads. Turn left heading North and after approximately a third of a mile, the David Wilson Homes housing development will be on your left. Once in the estate, take the second right onto Hamble Rise. You will find number 19 on your right.

**ACCOMMODATION** comprises (all measurements are approximate):

### **Ground Floor**

**Entrance Hall:** opening into the living room and with door to **WC** containing white WC and wash hand basin.

**Living Room:** 15' x 12' 3" [max] (4.6 m x 3.7 m) single aspect with useful **under stairs cupboard**, radiator, TV and Ethernet connection and door leading through to kitchen.

**Kitchen-Diner:** 15' 7" x 10' 10" [max] (4.7 m x 3.3 m) Brand new kitchen with white fronted units to both wall and floor incorporating drawer and cupboard space with work surfaces over, stainless steel single drainer sink, built in dishwasher, washing machine and electric oven with gas hob above. Cupboard containing boiler. Double French doors lead out to a garden area.

### **First Floor**

**Landing:** with airing cupboard and access to roof space through hatch.

**Bedroom 1:** 10' 7" x 10' 9" [max] (3.2 m x 3.2 m) double bedroom at the rear of the property with built in wardrobe and ensuite shower and WC.

**Bedroom 2:** 8' x 12' 9" [max] (2.5 m x 3.9 m) single bedroom.

**Bedroom 3:** 7' 6" x 7' 2" [max] (2.3 m x 2.2 m) single bedroom at the front of the property.

**Family Bathroom:** 5' 11" x 7' 2" [max] (1.8 m x 2.2 m) white suite comprising bath with wash handbasin and WC, radiator.

**OUTSIDE:** To the front of the property are two parking spaces for which the property has exclusive use. The rear garden has a wooden shed and access to bin storage is through a gate at the end of the garden.

**NEARBY:** Swanmore C of E Primary school and Swanmore College of Technology are both within 0.7miles of the property. The village of Swanmore has a range of shops serving the area and within 0.4miles there are two pubs .

**SERVICES:** Mains electricity, gas, drainage and water.

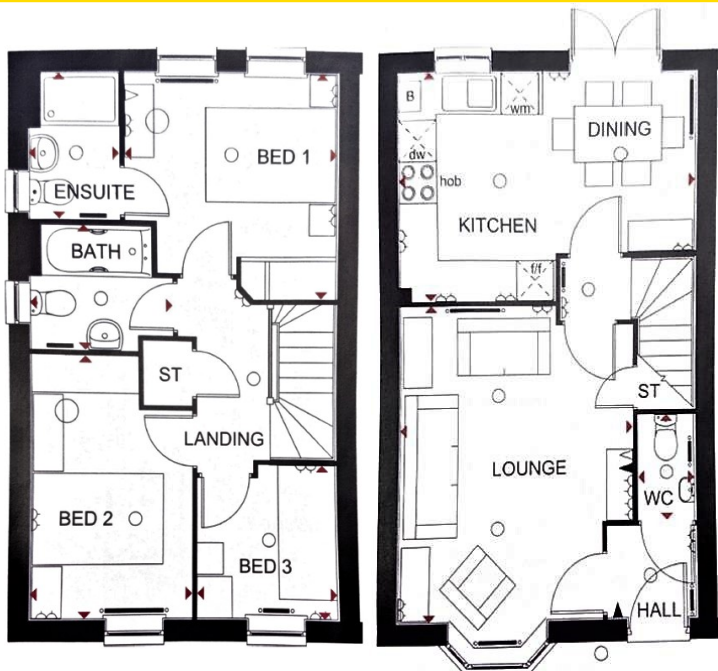
**COUNCIL TAX:** Due to the property being new build, the council tax band is currently unknown.

**POSTCODE:** SO32 2FS

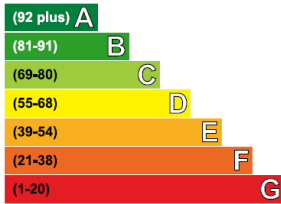
**TENURE:** The property is offered unfurnished on an Assured Shorthold Tenancy. Initial period is by negotiation but ideally for 1 year.

**RENT:** £1,300.00 (one thousand and three hundred pounds) per calendar month exclusive of deposit amounting to £1,950.00

**VIEWING:** Strictly by prior appointment with the letting agents Giles Wheeler-Bennett.



Very energy efficient - lower running costs



Not energy efficient - higher running costs

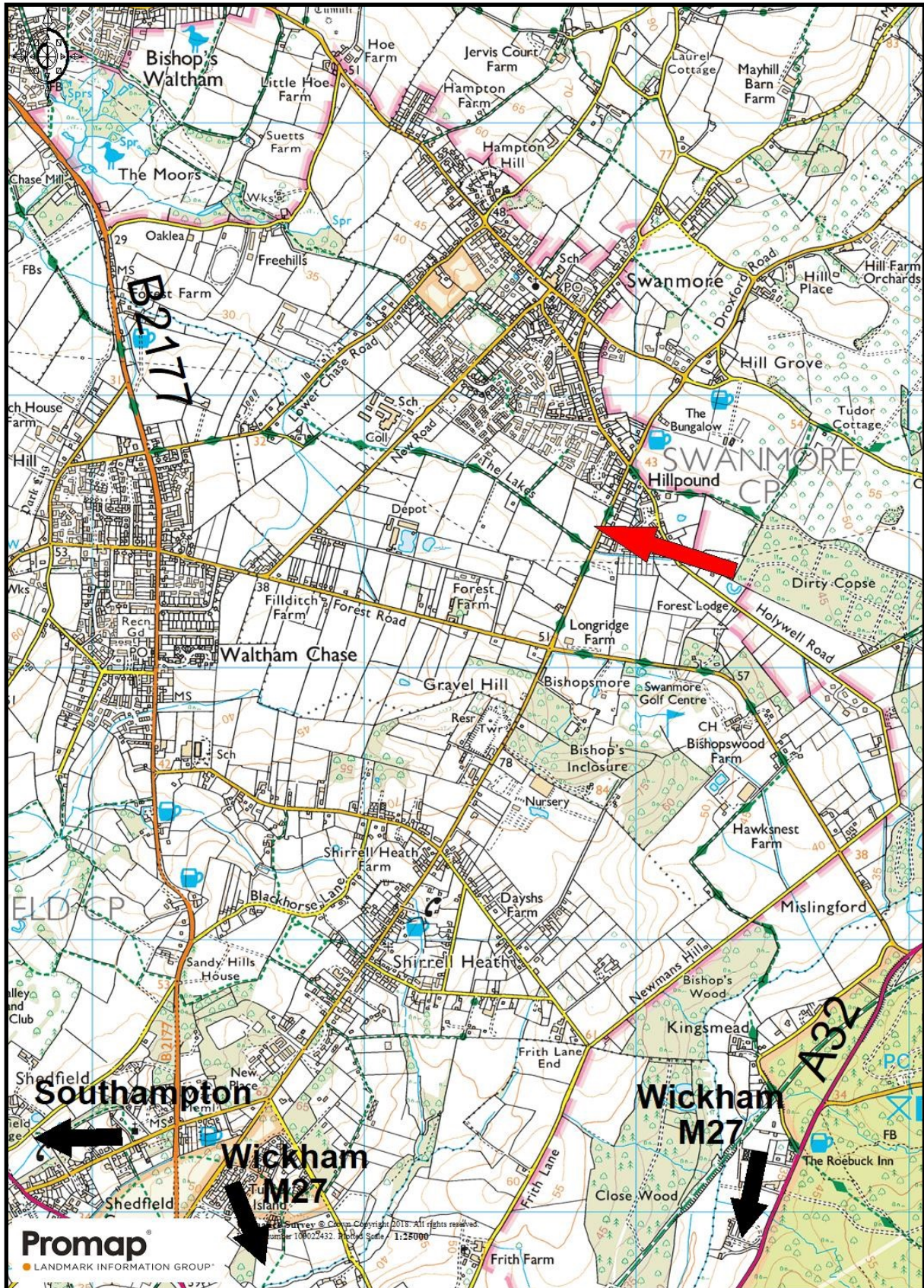
Current	Potential
83	85

We believe that at the time these particulars were prepared the contents were accurate and fairly represent the property at that time - January 2018.



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# TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time - January 2018. However, whilst every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. Please also note the following pre-tenancy requirement checks:

## Right to Rent Checks and Money Laundering Regulations:

Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your cooperation in order that there will be no delay in agreeing a tenancy. These identification documents will relate not only to the tenant's right to remain in the UK and so will constitute requirements to provide Passport and/or Visa documentation, but may also require proof of existing residency such as a copy of utility bills from the last 3 months. Please note that neither email/scanned copies nor photocopies of these documents are acceptable under any circumstances for the verification process. All original documents must be seen at this office so that certified photocopies can be taken of them by ourselves. Detailed guidance on which documents are required to be produced will be sent to the prospective tenant at the appropriate time.

## Pre-tenancy guidance notes:

1. These particulars do not constitute part or all of an offer or contract.
2. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. Measurements: Any measurements or areas stipulated herein are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
4. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
5. Before you enter into any tenancy, the condition and contents of the property will normally be set out in a tenancy agreement and Inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

## Finance:

1. RENT: The required rent is **£1,300** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of one and a half month's rent amounting to **£1,950.00** will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. Up to 50% of this deposit may be requested as a holding fee which will be collected upon confirmation of the tenant's interest in the property and acceptance of the tenant by the landlord (subject to references) and will be non-refundable in the event of the tenant withdrawing thereafter for whatever reason. The deposit will be protected under The Tenancy Deposit Scheme.
3. RENT DUE: A standing order will be set up for the payment of rent monthly on the anniversary date of the commencement of the tenancy.
4. REFERENCES: A charge is made of **£30 incl VAT** per person (including guarantors) for the taking up of references which is non-returnable.
5. SET-UP CHARGES: The tenant will be responsible for the payment of any stamp duty on the tenancy agreement together with a contribution towards the Landlord's costs of setting up the tenancy agreement amounting to **£300 incl VAT + Reference Fees incl VAT**.
6. RENT REVIEW: If the period of the agreement extends to more than a year, the Landlord reserves the right to review the rent annually and thereafter.
7. For full details of all fees which may be applicable throughout the tenancy please see our website or request a hard copy. Web address: [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

## Tenancy:

1. AVAILABILITY: January 2018.
2. DURATION: The initial fixed period will be twelve months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Regrettably no pets.
5. SMOKERS: No smoking is permitted inside the property at any time.

## Tenant's responsibilities:

1. OIL/GAS/WOODCHIP: The tenant is responsible for payment of all oil/gas/woodfuel consumed. The Landlord is responsible for carrying out an annual service of the gas fired appliances provided i.e. boiler.
2. WATER: The tenant is responsible for payment of all water supply and usage charges on demand.
3. ELECTRICITY: The tenant is responsible for payment of all electricity supply and usage charges.
4. DRAINAGE: The tenant is responsible for all charges to remove effluent from the property.
5. TELEPHONE: The tenant is responsible for arranging and financing their own contract with BT.
6. INSURANCE: The tenant is responsible for their own contents and Public Liability cover.
7. GARDEN - The tenant is responsible for the upkeep of the garden to ensure that lawns are mowed regularly, hedges are kept trimmed, flower and shrub borders are kept weed free and larger shrubs/climbers are kept under control employing a gardener if required. No major works, including the addition or removal of items, are to take place in the garden without the written consent of the Landlord.
8. DRAINS, GUTTERS, PIPES & CHIMNEYS: The tenant is responsible for ensuring that the drains, gutters and pipes and chimneys on the property are kept clear.
9. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.
10. SMOKE ALARMS/CARBON MONOXIDE DETECTORS: The Landlord is responsible for making sure that any such alarms and detectors which are fitted to the property are in working condition at the start of the tenancy. The tenant is responsible for making sure that any of these said items remain in working condition throughout the course of the tenancy.