

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

COACH HOUSE COTTAGE

Wintershill, Durley, Southampton

To Let - £900pcm



DESCRIPTION:

Coach House Cottage is a 2 bedroomed self-contained property which occupies a unique position within a former coach house which is situated within the grounds of a rural estate.

Enjoying a peaceful rural location, the property briefly comprises 2 bedrooms, sitting room, kitchen, bathroom, W.C., separate utility room and cloakroom, a small lawned garden and parking space for up to two cars.

Coach House Cottage has recently undergone partial refurbishment, including more specifically, double glazed windows, new carpets and redecoration throughout.



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The property comes unfurnished but includes an integrated oven and hob. New double glazed windows and carpets were fitted in May 2016.

The Accommodation at Coach House Cottage comprises of the following:

GROUND FLOOR:

Entrance Lobby: Tiled floor with wall mounted wooden coat hooks. Electricity junction box. Doors to Utility Room and Cloakroom (see below) and remainder of Coach House (access not permitted). Panelled door with ornate wooden door knocker to:

Kitchen: 15' 5" x 10' 8" (4.7 m x 3.25 m) 2 no. double glazed windows to rear and Velux style roof light. Range of fitted wall and floor kitchen units with dark stone effect work surfaces above incorporating integral oven unit, hob and stainless steel single drainer sink unit with chrome mixer tap over. Door to under stairs cupboard/larder. Tile effect linoleum floor covering. 1 no. radiator, 4 no. double electric sockets, cooker switch and BT phone point, 1 no. smoke alarm. Door and step down to :

Sitting Room: 16' 11" [max] x 13' 4" (5.15 m x 4.04 m) Dual aspect double glazed windows to side and rear and sun tube light in ceiling. Wood burner stove on raised brick grate. 1 no. radiator, 3 no. double electric sockets, TV aerial point and BT phone point.

Also from Kitchen, stairs leading to first floor:

FIRST FLOOR:

Stairs from kitchen (incorporating small radiator). Double glazed window to rear.

Landing: Double glazed window to rear. 1 no. radiator , single electric socket and 1 no. smoke alarm. Doors to:

W.C. 8' 2" x 5' 3" (2.5 m x 1.6 m) Double glazed window to rear, wash hand basin with strip light, shaver point over and W.C. Storage cupboard incorporating immersion tank. 1. no radiator.

Bathroom: 9' 10" x 8' 10" (3 m x 2.7 m) Single glazed window to front. Panelled bath with chrome mixer tap and shower over. Wash hand basin with strip light and shaver point over. 1 no. radiator, chromium heated towel rail and ornate black fireplace and grate. Access to roof space.

Bedroom 1: 14' 9" x 13' 1" (4.5 m x 4.0 m) Double glazed window to front. 1 no. radiator, 2 no. double electric sockets.

Bedroom 2: 17' 11" x 10' 10" (5.45 m x 3.3 m) Double glazed window to rear overlooking garden. 2 no. double electric sockets and 1 no. single socket. 1 no. radiator.

Also from Entrance Lobby, doors leading to:

Utility Room: Double glazed window and door to garden. Stainless Steel sink and drainer. Plumbing for washing machine. Electric sockets. Ground mounted oil fired boiler.

Cloakroom: WC and wash hand basin.

Outside: Attractive garden, predominantly laid to lawn with a mature borders. Parking is available for two cars.

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SERVICES: Mains water and electricity, oil fired central heating and private drainage.

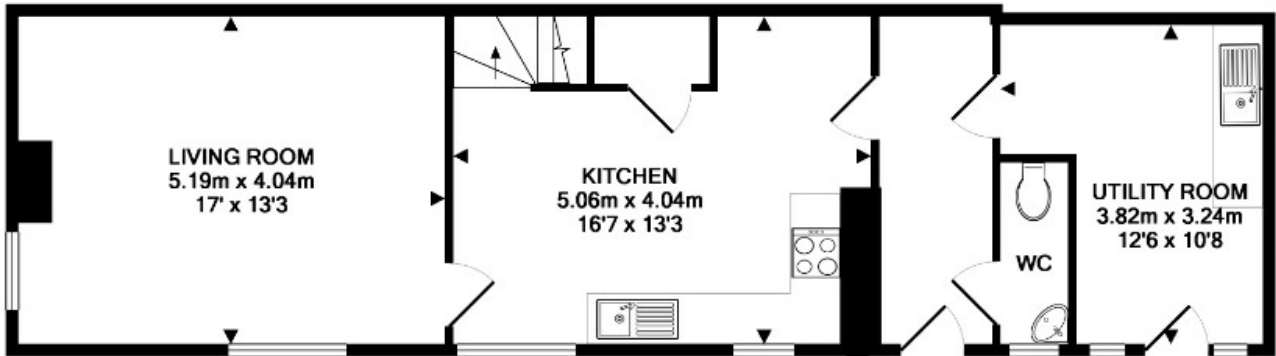
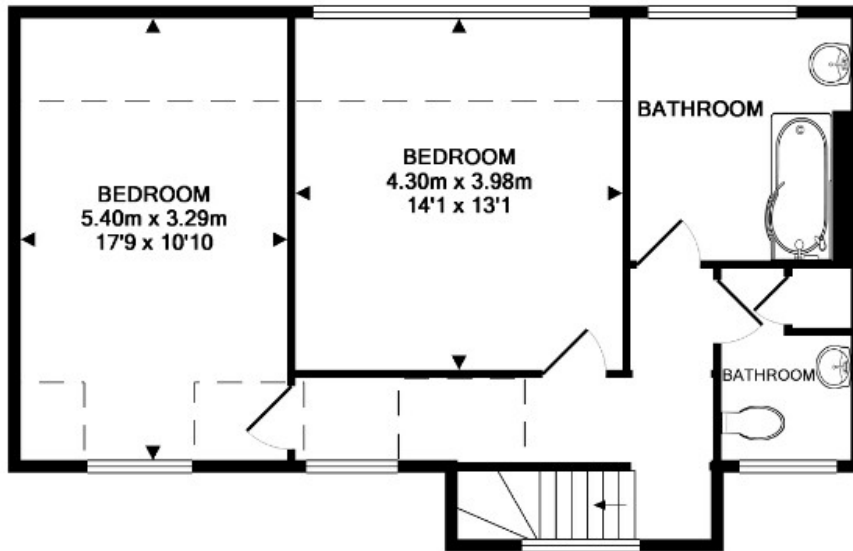
COUNCIL TAX: Band C (Annual charge for 2017/2018 is £1371.50).

TENURE: The property is offered unfurnished on an Assured Shorthold Tenancy. Initial period is to be for 12 months with the possibility of renewal thereafter.

RENT: £900.00 per calendar month.

DEPOSIT: A deposit amounting to £1350 will be required prior to the commencement of the tenancy and will be held against any damage which may arise during the duration thereof.

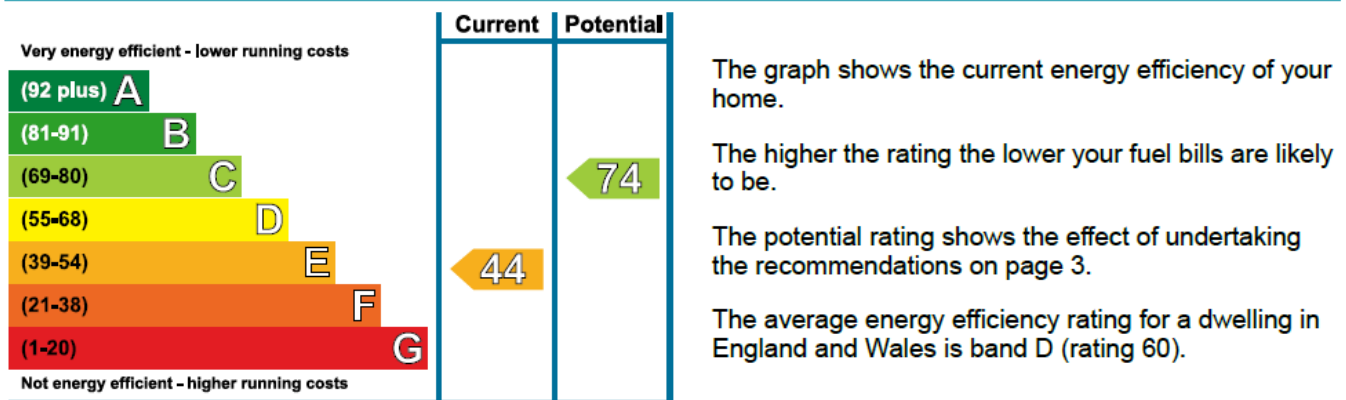
VIEWING: Strictly by prior appointment with the letting agents Giles Wheeler-Bennett.



TOTAL APPROX. FLOOR AREA 115.4 SQ.M. (1242 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 rating **41**



TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time - November 2017. 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 £900.00 per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of 1½ month's rent amounting to £1350.00 will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. 50% of this deposit may be requested as a holding deposit which will be collected upon confirmation of the tenant's interest in the property and acceptance of the tenancy by the landlord (subject to references) and will be non-refundable in the event of the tenant withdrawing thereafter for whatever reason. This 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.
5. RENT REVIEW: If the period of the agreement extends past the initial fixed term, the Landlord reserves the right to review the rent annually and thereafter.
4. REFERENCES: A charge is made of **£30 per tenant including VAT (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 including VAT+ Reference Fees incl VAT**.
6. 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.

Tenancy:

1. AVAILABILITY: The tenancy is available to be taken up from January 2018.
2. DURATION: The initial fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Only with the strict prior consent of the Landlord. Additional deposit monies will be requested if consent for a pet is given.
6. SMOKERS: No smoking is permitted inside the property at any time.

Tenant's responsibilities:

1. OIL/GAS: The tenant is responsible for payment of all oil/gas 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.
NB: The tenant is responsible for the safety and maintenance of their own electrical appliances.
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. COUNCIL TAX: The tenant is responsible for payment of Council Tax.
7. INSURANCE: The tenant is responsible for their own contents and Public Liability cover.
8. 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.
9. DRAINS, GUTTERS, PIPES & CHIMNEYS: The tenant is responsible for ensuring that the drains, gutters and pipes and chimneys on the property are kept clear.
10. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.
11. 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.