

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## 2 Claylands Cottage

Bishop's Waltham, Nr Winchester Hampshire, SO32 1BH

**To Let Unfurnished - £995 pcm**

**NEWLY REFURBISHED THROUGHOUT**



Winchester 11 miles to the north : M3 Junction 9 (to London) 8 miles : Bishop's Waltham 0.3 miles Southampton Airport & M27 Motorway (Junction 5) approx. 9 miles to the west Southampton approx. 11 miles, Portsmouth approx. 15 miles Winchester Station approx. 15-20 minutes with trains to London Waterloo (1 hr)

**DESCRIPTION:** No 2 Claylands Cottage is a 3 bedroom mid-terrace house less than half a mile from the historic market town of Bishop's Waltham. The property has been newly refurbished throughout including the fitting of a new kitchen. The downstairs features a large spacious living room open to a conservatory, outside is a patio area with garden shed and borders and downstairs WC. Upstairs comprises two double bedroom, a spacious single bedroom and family bathroom.

The property benefits from a single off-street parking space and additional public parking is available along Claylands Road.




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

T: 01489 896977 F: 01489 896985

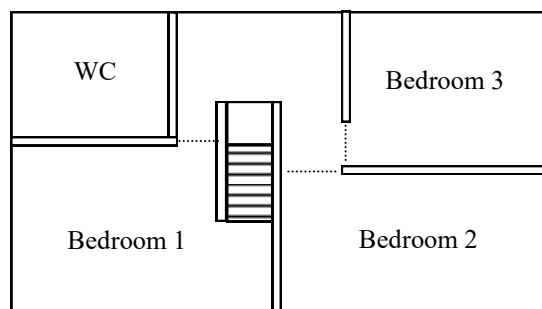
E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

- DIRECTIONS:** Please see the attached location and site plans. The property lies off to the right of Claylands Road approx. 170metres from the B2177 Winchester Road.
- FEATURES:** Kitchen/Dining room with integrated fridge/freezer, dishwasher and washing machine all newly installed.  
Living room  
Conservatory  
Downstairs WC  
Master bedroom  
1 further double bedroom  
1 large single bedroom  
Storage & airing cupboards on landing  
Well kept back garden with shed  
Private driveway with parking for one vehicle
- VIEWING:** Strictly by appointment with the letting agents Giles Wheeler-Bennett.
- SERVICES:** Mains water, drainage, electricity and gas, BT (Broadband available in the locality).
- AVAILABILITY:** Available Immediately
- TENANTS:** No pets or smokers.
- COUNCIL TAX:** Winchester City Council - Property Band = C For the year 2017/18 = £1,443.34
- TENURE:** The property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for 12 months which could be extended by negotiation although no guarantee is made in this respect.
- RENT:** £995 (Nine hundred and ninety five pounds) per calendar month payable in advance by standing order.
- DEPOSIT:** A deposit amounting to £1,500.00 will be required prior to the commencement of the Tenancy and will be held against any damage which may arise during the duration thereof.
- EPC:** Band C Full details available upon request.

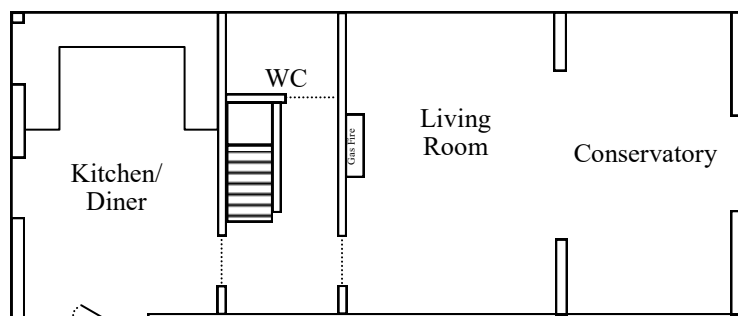
| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 plus) <b>A</b>                                 |                         |   |
| (81 - 91) <b>B</b>                                 |                         |   |
| (69 - 80) <b>C</b>                                 | <b>73</b>               | <b>80</b>   |
| (55 - 68) <b>D</b>                                 |                         |   |
| (39 - 54) <b>E</b>                                 |                         |   |
| (21 - 38) <b>F</b>                                 |                         |   |
| (1 - 20) <b>G</b>                                  |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| England & Wales                                    | EU Directive 2002/91/EC |  |

For indicative purposes only

**First Floor**

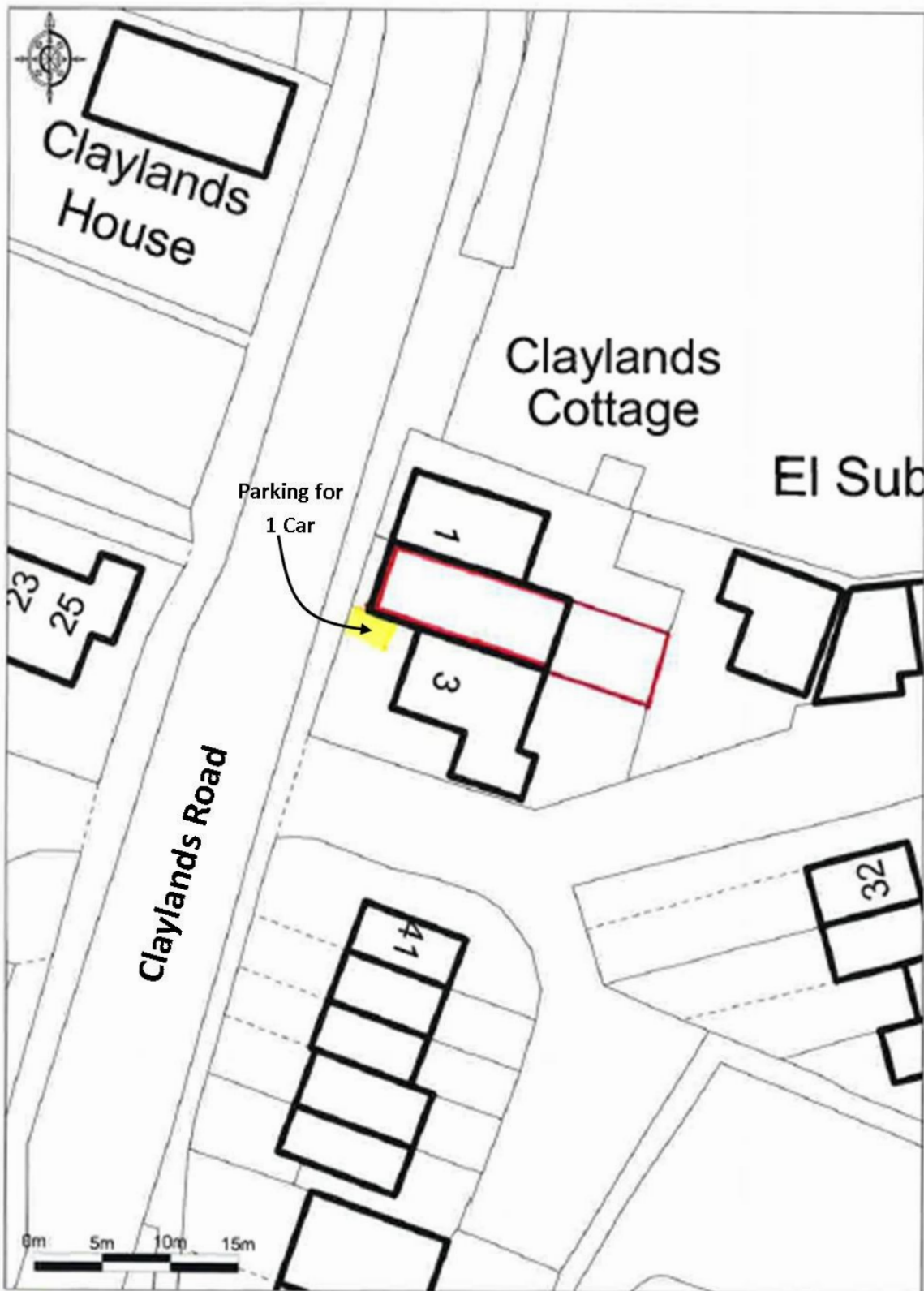


**Ground Floor**

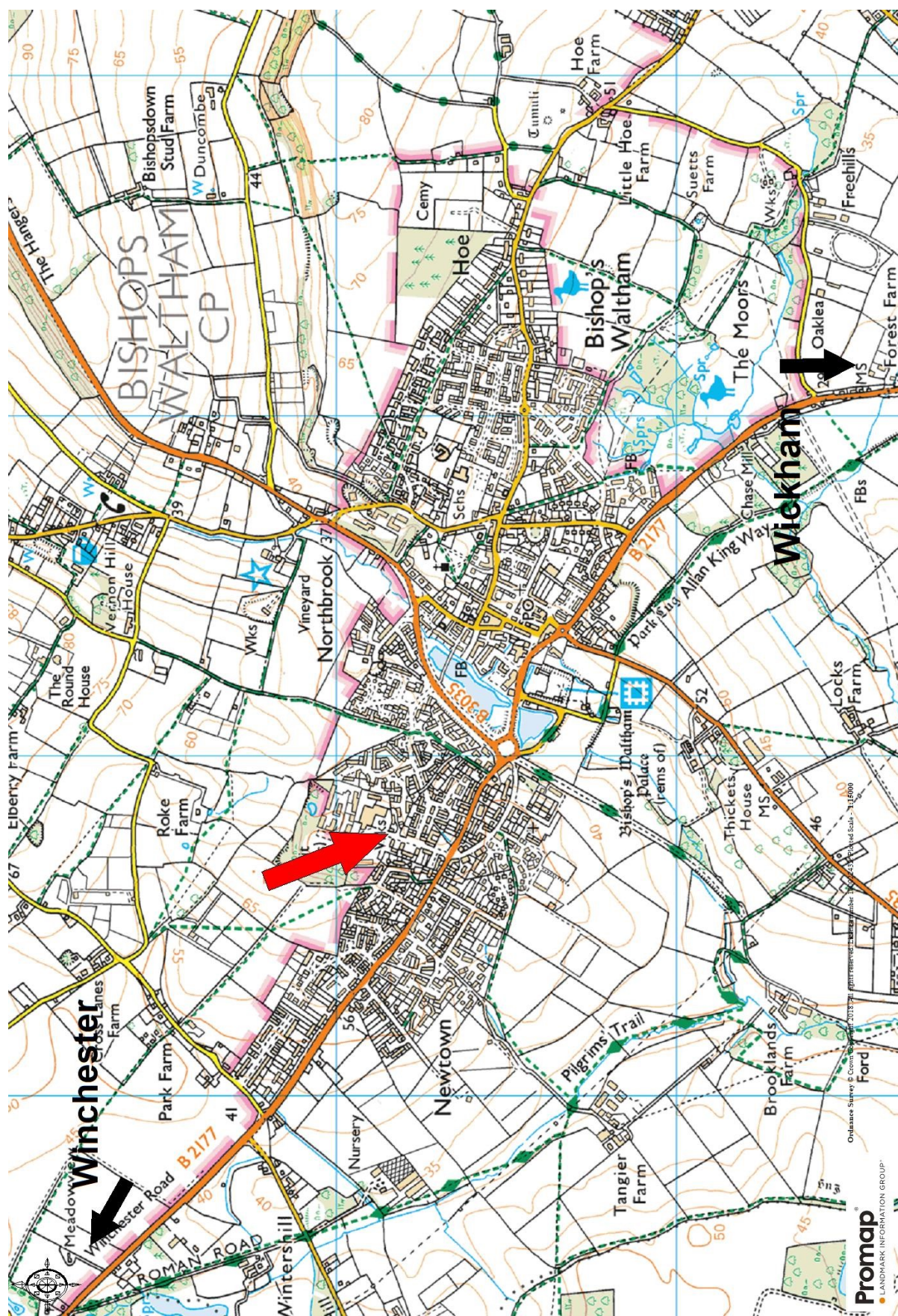












# TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time - May 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 **£995** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of one and a half month's rent amounting to **£1,500.00** 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: May 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 smokers.

## 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.