

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Nursery Bungalow

Mill Lane, Steep, Petersfield, GU32 2DJ

To Let Unfurnished - £1,250 pcm

A DETACHED BUNGALOW IN THE COUNTRYSIDE



Petersfield 2½ miles to the south. Alton 12½ miles to the north.
Winchester 20 miles. Fareham 30 miles. Portsmouth 22 miles.

DESCRIPTION: Nursery Bungalow is an attractive 2 bedroom detached property constructed of brick under a tiled roof. The Property is situated in a secluded location just north of the Village of Steep with close access to the town of Petersfield. The Property also has access to the Ashford Hangers National Nature Reserve, ideal for countryside walks which are a short distance away.



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DIRECTIONS: From Petersfield town centre travel west on Station Road, take the 2nd exit at the roundabout onto Bell Hill continuing north until reaching Church Road, turn right onto Church Road and after approx. 0.2 miles turn left into Mill Lane and continue for approximately 0.5 miles and Nursery Bungalow is situated on the left.

ACCOMMODATION comprises (all measurements are approximate):

Entrance Hall: 2.4m x 1.9m (7'10" x 6'3") Doors leading to the bathroom, kitchen, sitting room and both bedrooms.

Bathroom: 2.1m x 1.6m (6'10" x 5'3") Single aspect room with window to the front elevation. A white suite comprising of bath with shower over, wash basin, WC. Lino flooring.

Kitchen: 3.1m x 4.4m (10'2" x 14'5") reducing to 2.2m (7'2") 'L' shaped single aspect room. Fully fitted kitchen with a range of fronted units and work surfaces incorporating drawer and cupboard space. Fitted stainless steel single drainer sink and fitted cooker with hob. Wall mounted cupboards located above the work surfaces. Doors leading to utility room and sitting room. 4 No. power sockets, 1 No. radiator. Lino flooring.

Utility Room: 2.5m x 2.9m (8'2" x 9'6") max reducing to 1.8m (5'10") Single aspect room with fittings for a freezer and plumbing for a washing machine and a **separate WC**. Free standing oil boiler. 3 No. power sockets. Lino flooring. Door leading to the garden.

Sitting Room: 5.3m x 3.4m (17'4" x 11'2") Double aspect room, wood flooring, 2 No. radiators, 4 No. power sockets.

Bedroom 1: 3.6m x 3.5m (11'9" x 11'6") Single aspect with window to rear elevation. 1 No. radiator, 3 No. power sockets.

Bedroom 2: 2.6m x 3.5 (8'6" x 11'6") Single aspect with window to front elevation, 2 No. radiators, 2 No. power sockets.

OUTSIDE: The Property benefits from a generous garden which is fenced and is mainly laid to grass with a number of shrubs and trees and a car parking area. There is a timber framed **garage** to the side of the property with light and power sockets provided.

SERVICES: Mains electricity and water. Satellite dish. Oil fired central heating*. Private drainage*. (*maintenance to be organised by the Landlord and at the cost of the Tenant).

NEARBY: By footpath the Property is 0.7 miles from the Ashford Hangers National Nature Reserve ideal for countryside walks. The Village of Steep benefits from two pubs, The Cricketers (0.7 miles) and The Harrow (1.3 miles). The Town of Petersfield lies just 2.1 miles away with a train station with direct line to London and a range of supermarkets.

COUNCIL TAX: Property Band - D for the year 2017/2018 = £1,452.69.

TENURE: The Property is offered unfurnished on an Assured Shorthold Tenancy. Initial period by negotiation but ideally one year.

RENT: £1,250.00 (One thousand two hundred and fifty pounds) per calendar month.

DEPOSIT: A deposit amounting to £1,875.00 will be required prior to the commencement of the tenancy and will be held against any damage which may arise during the duration thereof.

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



Nursery Bungalow Floor Plan

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft

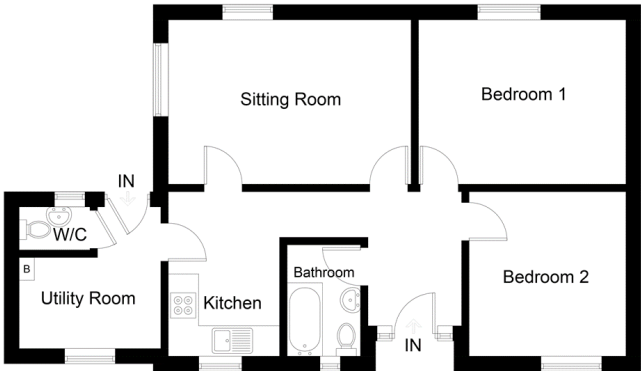
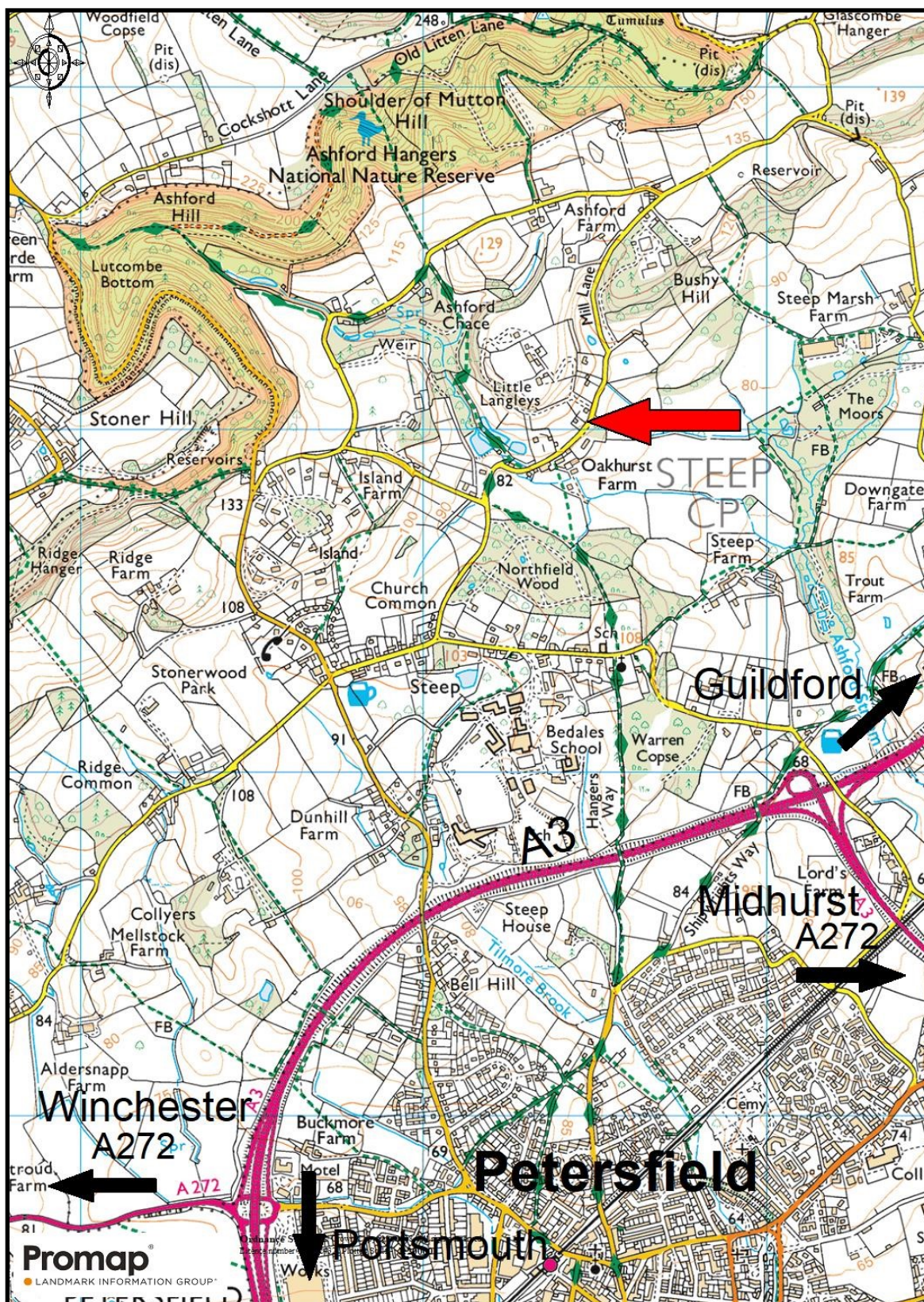
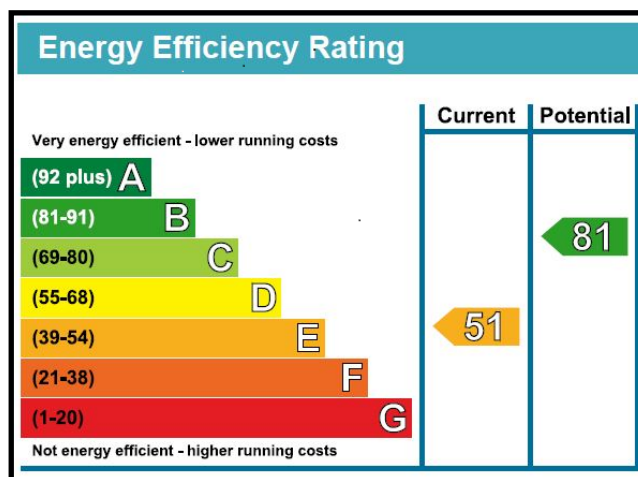


Illustration for identification purposes only, measurements are approximate, not to scale. (ID 395194)





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



TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time - March 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 **£1,250** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of one and a half month's rent amounting to **£1,875** 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

Tenancy:

1. AVAILABILITY: March 2018.
2. DURATION: The initial fixed period will be six months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: 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 Tenant is responsible for payment of an annual service of the gas fired appliances provided i.e. boiler. As arranged by the Landlord.
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. To be arranged by the Landlord.
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.