

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

STABLE COTTAGE

Upham, Nr Winchester, Hampshire

To Let Unfurnished - £835pcm

Bishop's Waltham 3 miles • Winchester (M3) 6 miles



DESCRIPTION:

An attractive cottage situated in beautiful countryside in the heart of a secluded, private rural estate. The accommodation offered is all on one level and comprises 1 large double bedroom, a further bedroom/study, bathroom, 1 reception room and a kitchen. Outside there is an enclosed garden with lawns, flower beds and raised vegetable beds with an additional storage garage, log store and parking area for two cars. This property would suit either a single professional or couple but is not suitable for families. With regrets, no pets. Additional storage may be available by separate negotiation.

The property is well placed for easy access to the M3 & M27 motorways as well as Winchester Station which is approximately 20 minutes distant with regular trains to London Waterloo taking approx. 60 minutes.



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The property comes unfurnished but includes a double oven with integrated hob, a slimline dishwasher and a washer-dryer. Double glazed windows were fitted in January 2015.

ACCOMMODATION comprises:

Entrance door into hallway, from which access to:

Kitchen: Single aspect room with integrated larder. Range of fitted cupboards and breakfast bar. White goods include double oven, slimline dishwasher and washer-dryer.

Sitting Room: Double aspect room with built in cupboards on either side of the open working fireplace. TV and BT points.

Bedroom 1: Single aspect double bedroom with feature fireplace (closed) and window to side elevation.

Bedroom 2: Single aspect bedroom with window to side elevation.

Bathroom: Single aspect with window to the front elevation, white bathroom suite comprising WC, sink and bath with shower attachment over.

Outside: There is an attractive garden which is predominantly laid to lawn with a mature border, raised vegetable beds and a small pond. There is also a garage for storage and a log store. Parking is available for two cars to the side of the property.

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SERVICES: Mains electricity; heating & hot water from a centralised biomass boiler (quarterly bill from estate); water from the estate supply (£200 annual water charge) and shared septic tank (£50 contribution per annum).

COUNCIL TAX: Winchester City Council - Property Band B. For the year 2018/2019 = £1,231.28

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: £835.00 (Eight hundred and thirty five pounds) per calendar month payable in advance by standing order.

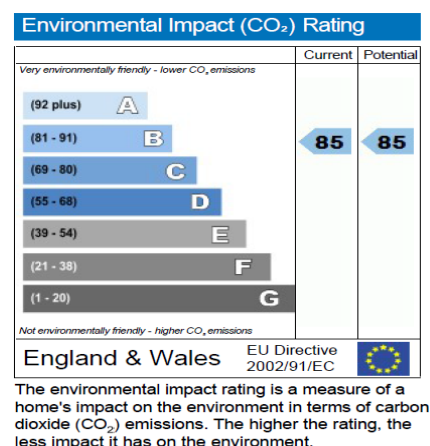
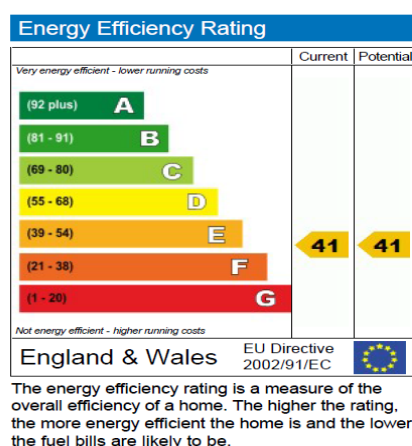
DEPOSIT: A deposit amounting to £1,252.50 will be required prior to the commencement of the tenancy and will be held against any damage which may arise during the duration thereof.

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

AVAILABILITY: Available now.

PETS: With regret, strictly no pets.

EPC:





We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time - August 2018.
These photographs were taken in August 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 - August 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 **£835.00 per calendar month**, payable one month in advance.
2. DEPOSIT: A deposit of one and a half's month's rent amounting to **£1,252.50** 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.
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**.
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: The tenancy is available to be taken up from mid-September.
2. DURATION: The initial fixed period will be twelve months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Strictly no pets permitted.
5. SMOKERS: No smoking is permitted inside the property at any time.
6. ESTATE: A safety policy of restricted access to tenants of the estate has been adopted in recent years and tenants are only permitted to walk along the Valley Walk through the centre of the estate. Access to the adjoining woodland is not permitted 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 woodchip 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 a share of the 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 the payment of council tax at the property.
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.