

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

THE LODGE MILL LANE, STEEP, PETERSFIELD

To Let Unfurnished - £1350.00 pcm



Petersfield 2½ miles to the south, Alton 12½ miles to the north,
Winchester (M3) 20 miles, Portsmouth 22 miles

DESCRIPTION: The Lodge is an attractive detached bungalow constructed of rendered brick under a tiled roof, standing in a secluded garden extending to approximately 0.25 acres. The property is situated at the entrance to Langley House in the picturesque hamlet of Steep surrounded by farmland and woodland.

In addition the cottage is fully carpeted except where stated and the property benefits from oil fired central heating.



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DIRECTIONS: From Petersfield travel east on Station Road. After travelling approximately 0.2 miles turn left onto Mill Lane and continue for approximately 0.5 miles. The Lodge is situated on the left.

AVAILABILITY: The property is available from mid-September following the installation of double glazing.

ACCOMMODATION: comprises (all measurements approximate):

Entrance Hall: 2.80 x 3.90 m (9'2" x 12'8") with doors into kitchen, sitting room, bedroom 1 and bedroom 2. 2 No. sockets.

Sitting Room: 3.91 m x 3.77 m (12'10" x 12'4") Large window to rear elevation. Single radiator, fireplace, shelving, 2 no. sockets, television aerial point, carpeted, French windows to garden.

Kitchen/Breakfast Room: 5.99 m x 3.66 m (19'8" x 12'0") Double aspect with windows to front and side elevation. Fitted with a range of fronted units to both wall and floor incorporating drawer and cupboard space with work surfaces over and inset stainless steel single drainer unit (H & C). Walk in larder with shelving and light fitting 1.20 m x 1.60 m. Oil fired AGA with three doors. Quarry tile floor. Exposed beam. Door to rear hall.

Rear Hall: 1.10 m x 2.20 m (3'6" x 7'2") Quarry tile floor. Doors to Bathroom and Cloakroom.

Cloakroom: 1.00 m x 1.60 m (3'2" x 5'2") White WC. Single aspect with window to front elevation.

Bedroom 1: 3.61 m x 3.05 m (11'10" x 10'0") Single aspect with bay window to rear elevation. Feature fireplace, 3 No. fitted wardrobes with hanging space and shelves. 3 No. sockets.

Bedroom 2: 3.75 m x 3.60 m (12'4" x 11'10") Single aspect with window to side elevation, radiator, feature fireplace, 2 No. cupboards with one containing hot water cylinder and immersion heater. 2 No. sockets. Carpeted.

Bathroom: 2.30 m x 2.17 m (7'7" x 7'1") White suite comprising bath with shower over, wash hand basin, WC, 1 No. radiator, 1 No. glazed cupboard. Single aspect with window to side elevation. Carpeted.

OUTSIDE

The garden, which extends to approximately 0.25 acres, is fenced and is mainly laid to grass with a number of shrubs and trees and a car parking area. There is also a useful single **garage** to the side of the property with separate building containing a **workshop/store** area to the side and the oil tank.

SERVICES: Mains electricity and water. Oil fired central heating. Private drainage. The property holds a current Energy Performance Certificate. For details see opposite.

POST CODE: GU34 2DJ

COUNCIL TAX: Property Band - E

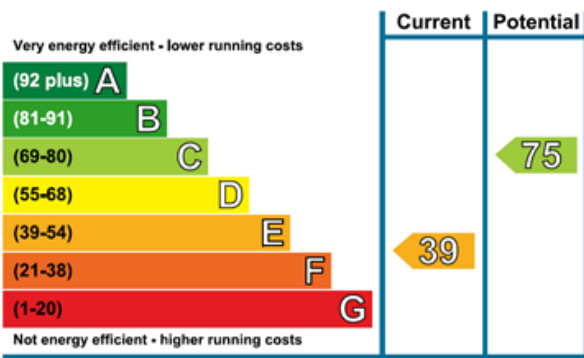
TENURE: The property is offered unfurnished on an Assured Shorthold Tenancy. Initial period 6 months

RENT: £ 1350.00 (One Thousand Three Hundred and Fifty pounds) per calendar month.

DEPOSIT: A deposit amounting to £2,025.00 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.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

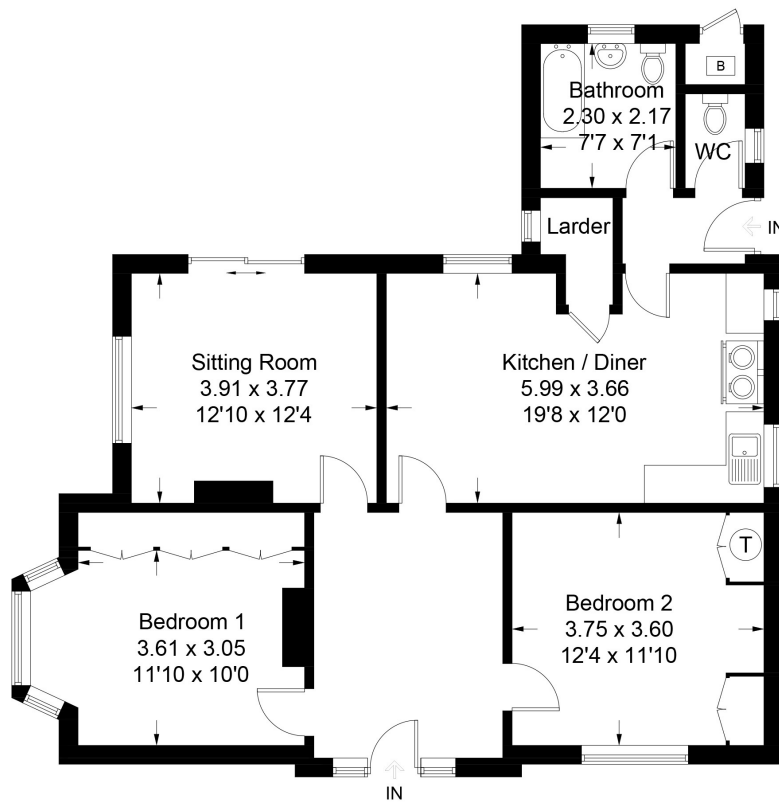
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

The Lodge

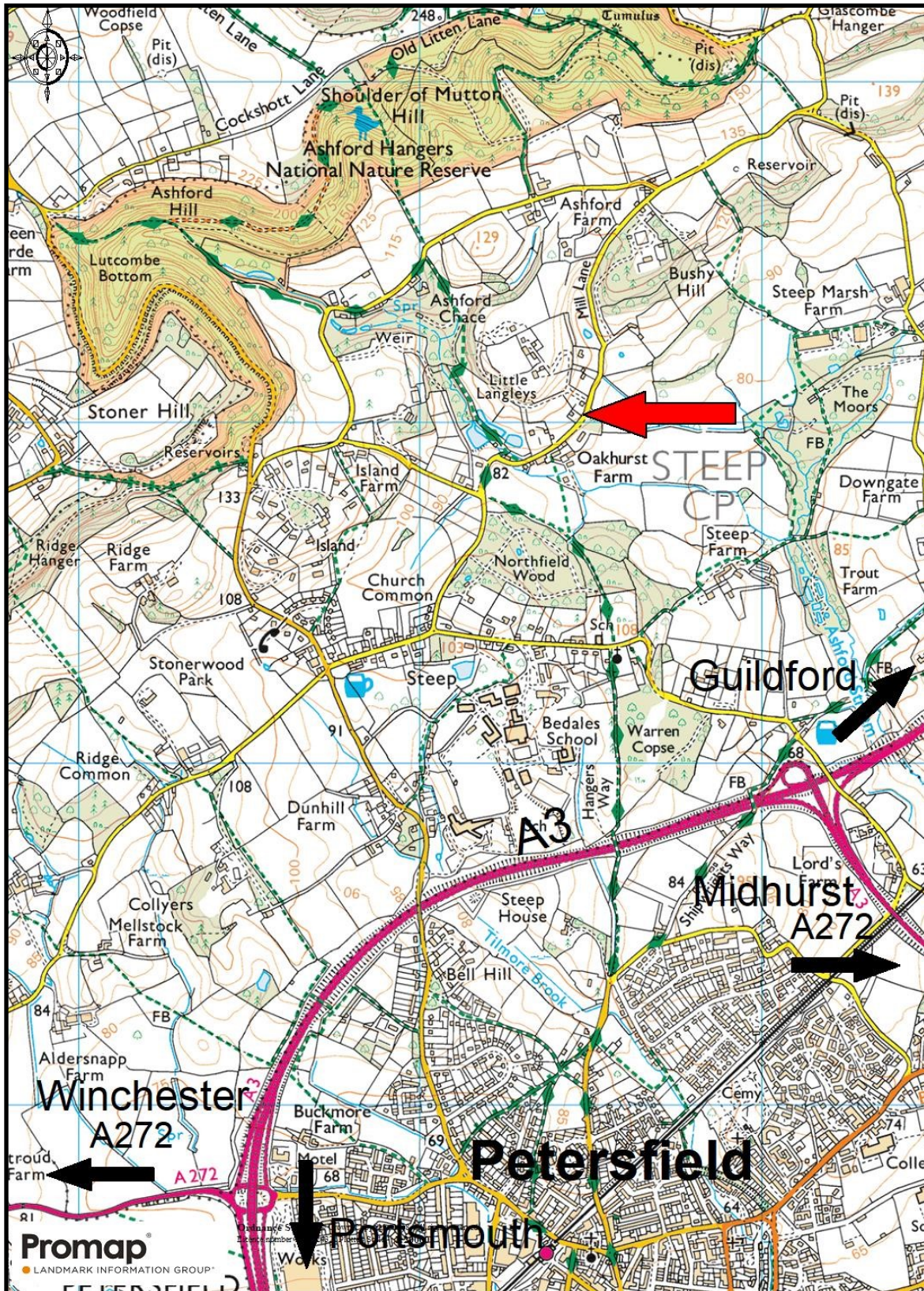
Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



IMPORTANT NOTICE:

1. GILES WHEELER-BENNETT for themselves and for the landlords of this property whose agents they are give notice that these particulars have been carefully prepared in good faith to give a fair overall description and view of the property and are for the guidance of intending tenants only and do not constitute any part of any offer or contract.
2. All descriptions and any other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
3. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
4. Any areas, measurements of distances referred to are approximate and are given as a GUIDE ONLY and are NOT precise and no liability can be accepted for any errors arising therefrom. If such details are fundamental to the tenancy, tenants must rely on their own enquiries.
5. No responsibility is taken for any error, omission or mis-statement in these particulars.
6. GILES WHEELER-BENNETT do not make or give, whether in these particulars, during negotiations or otherwise any representation or warranty whatsoever in relation to this property.

Ref: k&a\Cotts\Pike\The Lodge details 2010



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 (July 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 co-operation 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 £1,350 per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of £2025.00 will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. 25% 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 tenant 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 per person 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**.
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: Available from mid Mid-September 2018.**
2. DURATION: The initial fixed period will be 6 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.
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 fuel consumed. The Landlord is responsible for carrying out an annual service of the boiler and any gas fired appliances which may have been provided.
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.