

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

“WEST LODGE”

Holywell Estate, Nr Swanmore, Hampshire

To Let Unfurnished - Rent £2,250 pcm



DESCRIPTION: West Lodge is an attractive detached cottage constructed of rendered brick with timber decorations under a tiled roof, standing in a large secluded garden. The property is situated in a magnificent location on the Holywell Estate with wonderful views over the surrounding farmland and woodland.

The property benefits from a number of desirable features including: large garden with sizeable outhouse, integral wardrobes in two of the four bedrooms, attractive open fireplaces in the study and dining room and an AGA in the kitchen.

The accommodation within the cottage comprises of a master bedroom, with integral cupboards and three further bedrooms, a family bathroom, a separate WC & shower, a good sized kitchen with adjoining utility room and cloakroom, dining room, study and a large conservatory/ living room.

The property has ample car parking facilities and is positioned within grounds of approximately 0.28 acres which are predominantly laid to lawn. The garden is fenced off from the rest of the estate and contains an outbuilding with electric lighting and in-built wood burner.

For more information on the estate visit: www.holywellestate.co.uk



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VIEWING: Please note this property is on a private estate so all viewing is strictly by appointment with the letting agents Giles Wheeler-Bennett. Due to tenants still being in occupation, we need to provide them with at least 24hrs notice prior to undertaking viewings.

ACCOMMODATION comprises (all measurements are approximate):

GROUND FLOOR

Entrance Hall: 5'7" x 10'11" (max)(1.71 m x 3.34 m (max)) With doors into dining room, study room and kitchen and stairs to the first floor. 1 no. radiator, smoke alarm, 1 no. double power point.

Study: 12'10" x 11'2" (3.90 m x 3.40 m) Single aspect with double glazed bay window to front elevation. Carpeted with wood burning stove situated in brick hearth with wooden mantelpiece over and 3 no. wooden shelves to the left hand side. 1 no. radiator, 3 no. double power points and television aerial connection.

Conservatory: 19'8" x 12'6" (6.00 m x 3.80 m) Triple aspect with three sets of French windows leading out onto terrace and garden. TV & BT points, fitted blinds to all windows, 4 no. double sockets, 1 no. radiator.

Dining Room: 13'2" x 13'1" (4.00 m x 4.00 m) Double aspect with double glazed windows to front elevation. Laminate floor with feature fireplace, 2 no. radiators, 2 no. double power points, wooden curtain rail and hoops.

Kitchen: 21'7" x 16'10" (6.60 m x 5.10 m) Dual aspect with windows to side and rear elevations. Fitted with a range of fronted units to both wall and floor incorporating drawer and cupboard space with work surfaces over and a white ceramic Belfast Sink, electric hob, separate electric oven and grill, AGA oven. Laminate floor, 2 no. radiators, 6 no. double power points, 3 no. single power points, stop cock, BT point, 3 no. wooden curtain rails and hoops, doors leading to rear hall and **utility room** with **cloakroom** off containing low flush WC and wash hand basin and loft hatch.

FIRST FLOOR

Stairs to landing: With doors to bedrooms, bathroom and airing cupboard. 3 no. pendant lights, 2 no. radiators, 1 no. single power point, smoke alarm, loft hatch.

Bedroom 1: 13'3" x 13' (4.00 m x 4.00 m) Single aspect with double glazed window. Carpeted with 1 no. radiator, feature fire place and 2 no. double power points. Fitted cupboard with wooden panelled doors, hanging rail and carpeted floor.

Bedroom 2: 12' x 11'2" (3.70 m x 3.40 m) Single aspect with double glazed window to front elevation. Carpeted with 1 no. radiator, 2 no. double power points, feature fireplace.

Bedroom 3: 12'4" x 8'6" (3.80 m x 2.60 m) Single aspect with window to rear elevation. Carpeted, 1 no. radiator, 3 no. double power points, wooden curtain rail and hoops.

Bedroom 4: 12'6" x 8'6" (3.80 m x 2.50 m) Single aspect with double glazed window to front elevation. 2 no. double sockets, 1 no. radiator.

Shower Room: Single aspect room with W.C, wash hand basin and power shower plus heated towel rail.

Bathroom: 8'9" x 7'11" (2.68 m x 2.42 m) Single aspect with window to side elevation and with white suite comprising bath with hand held shower over, wash hand basin and low level WC. Carpeted floor, extractor fan, shaving point and 1 no. radiator.

Airing Cupboard: With immersion heater and 2 no. wooden shelves over.

OUTSIDE:

The property is set within grounds extending to approximately 0.28 acres which are laid to lawn. There is ample parking to the side of the property. There is also a large outbuilding which could be used as a play room/home office or just for extra storage and benefits from French windows, in-built log burner and electric lighting.

SERVICES: Water via estate supply, mains electricity, BT (Broadband available in the locality), private drainage via septic tank. Oil fired central heating.

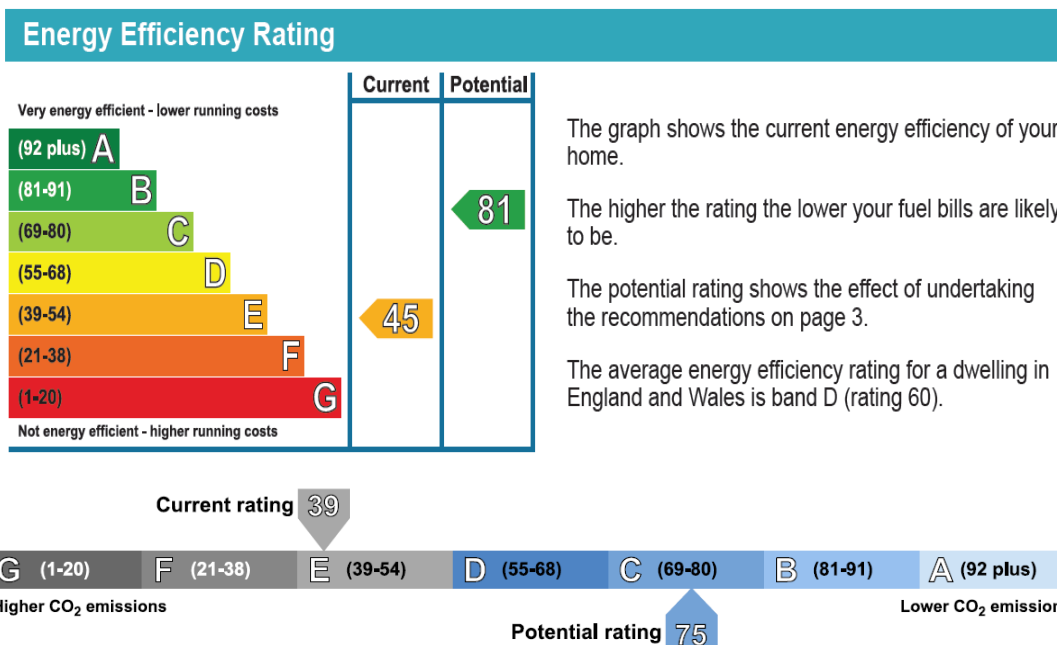
POST CODE: SO32 2QE

COUNCIL TAX: Property Band E, for the 2018/19 year = £2,111.72

TENURE: The property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for at least one year which could be extended by negotiation.

RENT: £2,250 (Two thousand two hundred and fifty pounds) per calendar month payable in advance by standing order.

DEPOSIT: A deposit amounting to £3,000 (Three thousand pounds) will be required prior to the commencement of the Tenancy and will be held against any damage which may arise during the duration thereof.



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.

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 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:

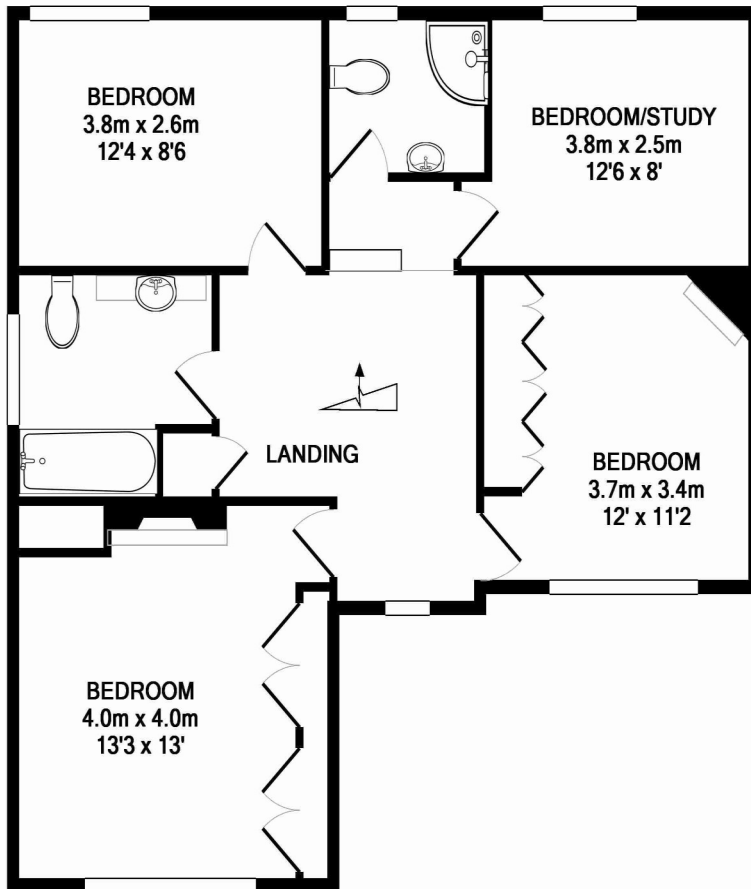
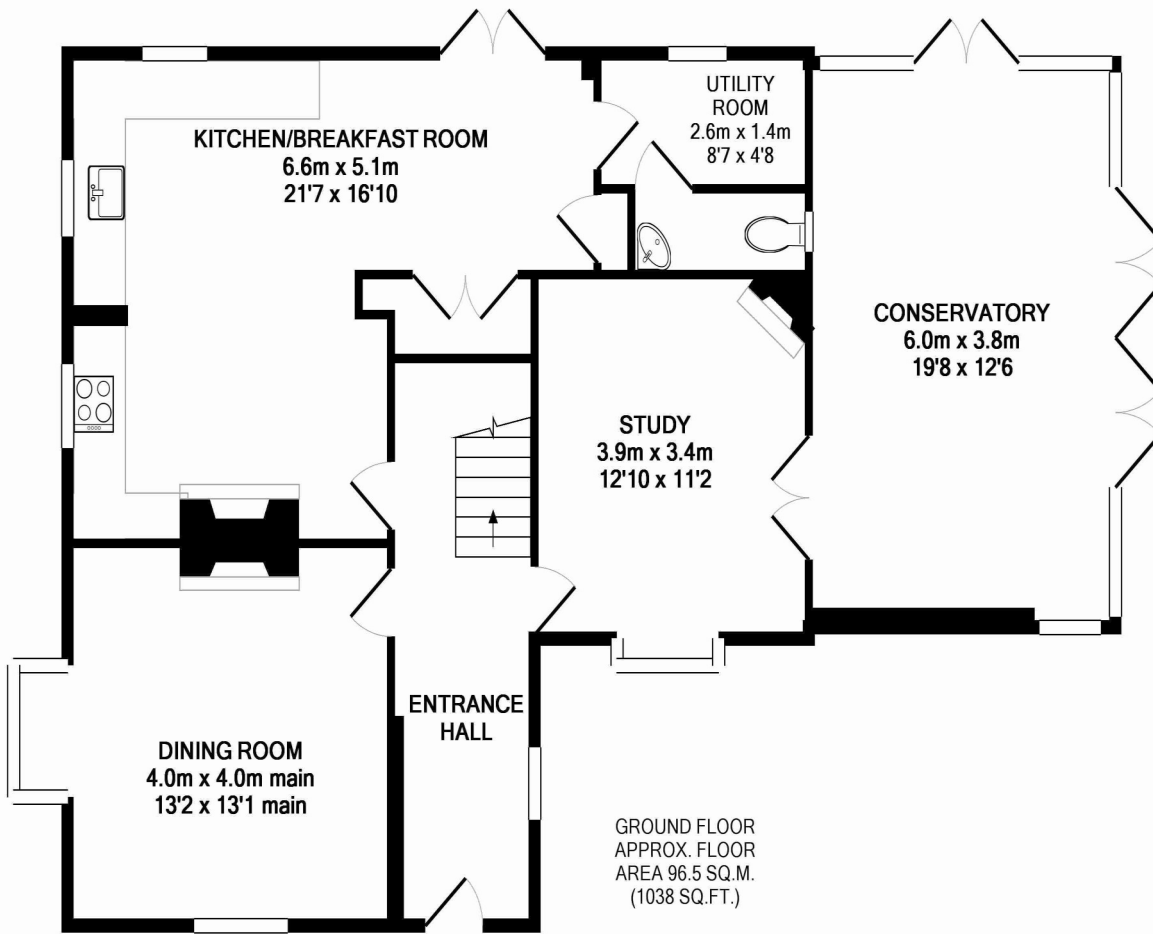
1. RENT: The required rent is **£2,250.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£3,000.00** will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. 25% of this deposit may be requested as a holding deposit which will be collected upon confirmation of the tenant's interest in the property and acceptance of the 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 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 September 2018.
2. DURATION: The initial fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Well behaved pets may be allowed subject to negotiation and the tenants indemnifying the Landlord against any damage and extra cleaning required in addition to the usual terms of the tenancy agreement. An additional pet deposit may be required.
5. 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 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.



TOTAL APPROX. FLOOR AREA 164.3 SQ.M. (1769 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.