

TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time (January 2019). 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 **£1,100.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£1,650.00** 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 January 2019.
2. DURATION: The initial fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: One well behaved small dog 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.

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

WHITE COTTAGE, HOLYWELL

Swanmore, Hampshire

To Let Unfurnished - £1,100 pcm

Wickham 3 miles to the South • Bishop's Waltham 3 miles to the north • Winchester (M3) 15 miles



DESCRIPTION:

White Cottage is an attractive detached cottage constructed of rendered brick painted white under a tiled roof, standing in a secluded garden extending to approximately 0.30 acres. The property is situated in a magnificent location on the Holywell Estate with wonderful views over the surrounding farmland and woodland and has the benefit of two off-road parking spaces.

The property comprises of a kitchen, dining room, sitting room, utility/cloak room, two bedrooms plus a storage/study area and a family bathroom all of which have recently been redecorated. New kitchen units have also just been installed as well as new carpets throughout.

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



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ACCOMMODATION comprises (all measurements are approximate [max]):

GROUND FLOOR

Entrance Hall: With doors into dining room and sitting room and stairs to the first floor.

Sitting Room: 3.35 m x 3.20 m (11'0" x 10'5") Single aspect with window to front elevation. Carpeted with open fireplace, 3 no. double power points and television aerial connection.

Dining Room: 3.35 m x 3.35 m (11'0" x 11'0") Single aspect with window to front elevation. Wooden floor with open fireplace, radiator, 3 no. double power points, 1 no. BT point and television aerial connection. Door to kitchen.

Kitchen: 4.42 m x 2.29 m (14'6" x 7'5") Single aspect with window to rear elevation. Fitted with a range of fronted units to both wall and floor incorporating drawer and cupboard space with work surfaces over an inset stainless steel single drainer sink, electric cooker point. Tiled floor. Radiator. 3. no. double power points and 1 no. single power point and a door leading to rear hall.

Rear Hall: 0.86 m x 2.03 m (2'10" x 6'8") Tiled floor with electricity supply master board and doors leading to utility room/cloakroom and to rear garden.

Utility Room/Cloakroom: 2.13 m x 2.03 m (7'0" x 6'8") Low flush WC and wash hand basin, radiator. Tiled floor. Access to roof space.

FIRST FLOOR

Bedroom 1: 3.35 m x 3.35 m (11'0" x 11'0") Single aspect with window to front elevation. Carpeted with radiator, feature fire place and 2 no. double power points. Door leading into useful low ceilinged **storage/study area** 2.4 m x 2.3 m (7'9" x 7'5") with carpeted floor.

Bedroom 2: 3.35 m x 3.15 m (11'0" x 10'2") Single aspect with window to front elevation. Carpeted, radiator, 2 no. double power points and cupboard with hanging rail attached.

Bathroom: White suite comprising bath, hand held shower, wash hand basin and W.C and shaving point. Airing cupboard with lagged immersion heater and shelving. Single aspect with window to rear elevation. Linoleum floor. Extractor fan.

OUTSIDE

The garden, which extends to approximately 0.30 acres, is fenced and is mainly laid to lawn with a number of shrubs and trees and a car parking area. In addition, there is a wooden **garage** 4.80 m x 3.3 m (15'9" x 10'10") with a useful **workshop area** attached 3.56 m x 2.34 m (11'9" x 7'9").

SERVICES: Mains electricity. Water via estate supply. Private drainage via septic tank. Oil fired Central Heating. BT (Broadband available in the locality).

POST CODE: SO32 2QE

COUNCIL TAX: Property Band = D for the year 2018/2019 = £1,727.77

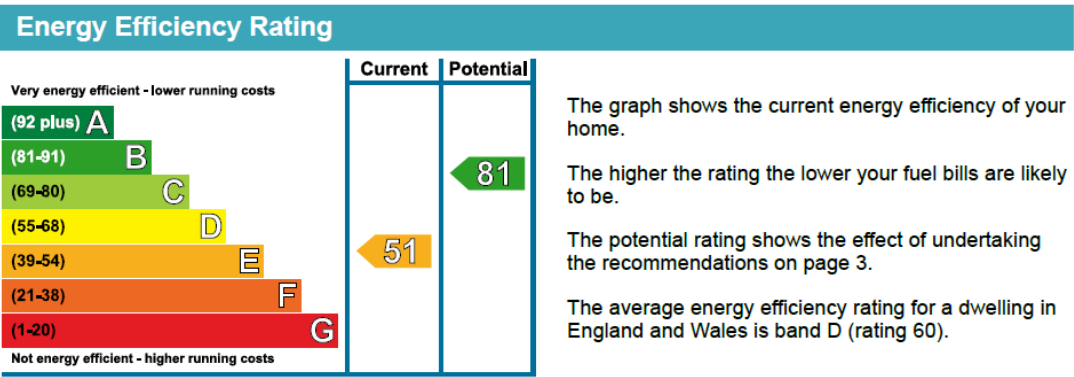
TENURE: The property is offered unfurnished on an Assured Shorthold Tenancy. Initial period to be 12 months.

RENT: £1,100.00 (One thousand one hundred pounds) per calendar month payable in advance by standing order.

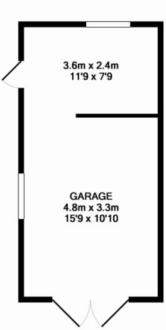
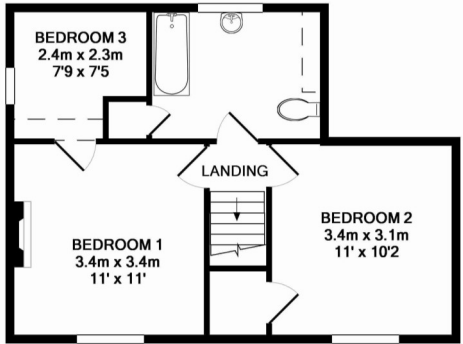
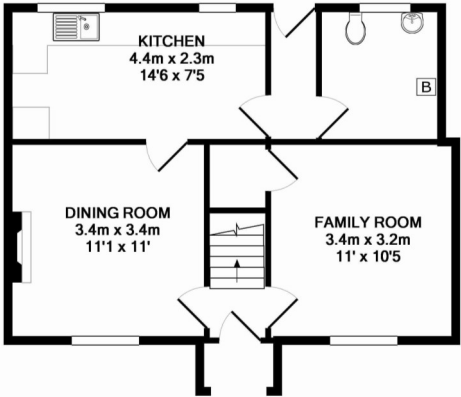
DEPOSIT: A deposit amounting to £1,650.00 will be required prior to the commencement of the tenancy and will be held against any damage which may arise during the duration thereof.

VIEWING: Please note this property is on a private estate so all viewing is strictly by appointment with the letting agents Giles Wheeler-Bennett.

EPC:



Floor plan for illustration purposes - not to scale



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 106.8 SQ.M. (1150 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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. View Property Services Ltd