

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

“WEST HOE COTTAGE”

West Hoe Lane, Nr Bishop's Waltham, Hampshire

To Let Unfurnished - £1,400pcm

Bishop's Waltham 1 mile to the west • Winchester (M3) 10 miles to the north • Southampton 13 miles to the south



DESCRIPTION: West Hoe Cottage is an attractive detached character cottage constructed of brick under a tiled roof. The property is situated in a rural location between the historic market town of Bishop's Waltham and the much requested village of Swanmore with far-reaching views over the neighbouring farmland.

The property benefits from a number of desirable features including a large secluded garden, exposed beams throughout and a substantial dining/sitting room area with a superb feature window. The property would be well suited for a professional or for a retired couple. Regrettably, no pets are preferred.

The accommodation within the cottage comprises of a master bedroom with en-suite shower room, a further bedroom downstairs plus a possible third bedroom or study, a family bathroom and a good sized kitchen with large adjoining dining/sitting room.

The property has ample car parking facilities to the front and is positioned at the end of a private courtyard reached via electric gates. There is a large south-east facing garden to the rear of the property containing a sheltered terrace area and a useful shed for garden equipment. There are views from the rear of the property over the fields behind.



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VIEWING: Please note all viewing is strictly by appointment with the letting agents Giles Wheeler-Bennett. Due to there being tenants still in occupation, we must give 24 hours notice prior to 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 bedroom 2, bedroom 3/study, kitchen and stairs to the first floor. Smoke alarm, coat hooks, 1 no. double power point.

Bedroom 2: 13'0" x 13'0" (3.96 m x 3.96 m) Single aspect room with 1 no. pendant light fitting, 1 no. radiator and 3 no. double sockets.

Bedroom 3/Study: 8'10" x 8'9" (2.7 m x 2.7 m) Single aspect room with 1 no. pendant light fitting, 1 no. radiator and access to under-stairs cupboard.

Family Bathroom: Single aspect room with views over the garden. White bathroom suite including bath with hand held shower attachment, W.C and wash hand basin with wall-mounted mirror over.

Kitchen: 10'11" x 11'9" (3.59 m x 3.32 m) Double aspect with double glazed windows to rear elevation and French windows to terrace. Fitted with a range of neutral fronted units to both wall and floor incorporating drawer and cupboard space with work surfaces over and an inset stainless steel single drainer sink, integrated oven and hob under stainless steel extractor fan hood. Other white goods include a washer/dryer and free standing fridge-freezer.

Dining/Sitting Room: 27" x 20'4" (8.2 m x 6.2 m) Capacious dual aspect room with windows to side and rear elevations. Exposed timber beams and 2 no. radiators, 3 no. pendant light fittings and 5 no. double sockets. Access to loft space.

FIRST FLOOR

Stairs to landing: With door to master bedroom. Double glazed window to rear elevation with 1 no. wooden curtain rail, hoops and metal tie backs.

Master Bedroom: 12'11" x 13'1" (3.93 m x 4.00 m) double aspect with double glazed windows and views over courtyard to the front and garden with farmland beyond to the rear. Exposed beams, three wall lights, 1 no. radiator, 2 no. BT points.

En-Suite Shower Room: Single aspect room with W.C, wash hand basin and large shower cubicle with power shower. Heated towel rail, roof light and access to loft space.

OUTSIDE:

The property is set within a private courtyard and has a large garden to the rear which has been landscaped and is mainly laid to lawn. There is ample parking to the front of the property.

SERVICES: Mains water, mains electricity, mains gas, BT (Broadband available in the locality), private drainage via septic tank shared with one other property.

POST CODE: SO32 1DT

COUNCIL TAX: Band F. Council tax for year 2019/2020 £2,617.88

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

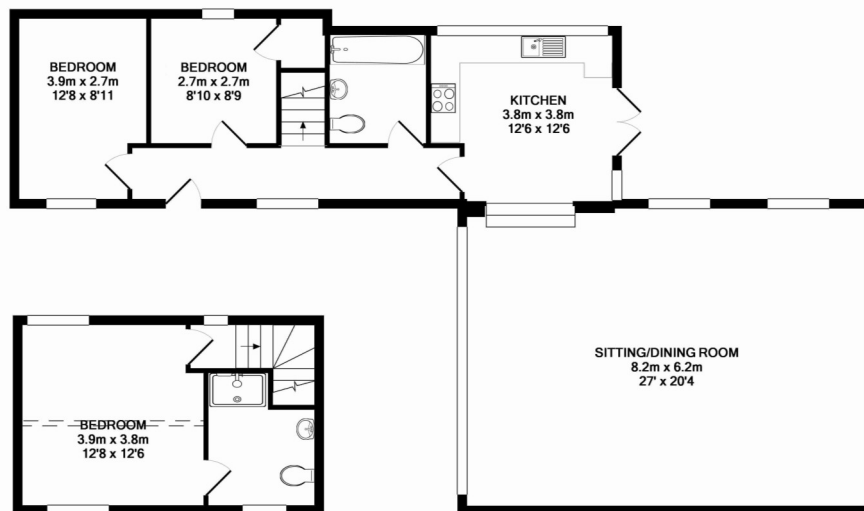
RENT: £1,400 (One thousand four hundred pounds) per calendar month payable in advance by standing order.

DEPOSIT: A deposit amounting to £1,615.00 (One thousand six hundred and fifteen 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.

EPC:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	72	(92 plus) A	68
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

(Photos taken October 2013 and March 2019)



TOTAL APPROX. FLOOR AREA 118.6 SQ.M. (1276 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every effort 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, suppliers and appliances shown here have not been tested and no guarantee as to their capability or efficiency can be given.

Made with MyPlan 5/2012

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 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 **£1,400.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£1,615.00** (5 weeks' rent) will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. An amount of **£320.00** of this deposit (1 week's rent) 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 following reasons: the tenant withdrawing thereafter for whatever reason; the tenant failing the Right to Rent check; the tenant providing false or misleading information; or due to delays caused by the tenant, the deadline for entering into the tenancy agreement is not met. The deadline for entering the tenancy is 15 calendar days from paying the holding fee. If delays are caused by the Landlord or Agent, the tenant can request the holding fee to be returned. The holding fee will form part of the overall deposit which 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
8. CLIENT MONEY PROTECTION SCHEME: Giles Wheeler-Bennett Ltd is covered by the RICS' Client Money Protection Scheme and is also a registered member with The Property Ombudsman (Reg No: 825-0).

Tenancy:

1. AVAILABILITY: Available from beginning May 2019.
2. DURATION: The initial fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Regretfully, no pets.
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.