

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Upham

Nr Winchester & Bishop's Waltham, Hampshire

To Let Unfurnished - £995 pcm



**Winchester 6 miles to the north : M3 Junction 9 (to London) 7 miles : Bishop's Waltham 4 miles
Southampton Airport & M27 Motorway (Junction 5) approx. 10 miles to the south
Southampton approx. 15 miles, Portsmouth approx. 15 miles
Winchester Station approx. 15-20 minutes with trains to London Waterloo (1 hr)**

DESCRIPTION: No 2 Stoneyhard Cottages is one of a pair of 3 bedroom semi-detached cottages set on a peaceful, private rural estate with wonderful countryside views. The property which is set in large gardens comprises a kitchen/breakfast room with Everhot range cooker, a separate walk-in larder and a well proportioned living room with woodburning stove inset into an attractive hearth with wooden mantelpiece surround. The downstairs bathroom contains a bath with electric Mira Sport shower over, wash hand basin and WC. Upstairs there is a spacious landing with 3 bedrooms, two of which are double and one single. The master bedroom also contains a wash hand basin and feature fireplace and has lovely views over the surrounding countryside. The property has ample car parking facilities and is positioned with grounds of approximately 0.30 acres which are predominantly laid to lawn with some pretty cottage border planting, fruit trees and a level area for seating to the rear of the property. There is also a storage shed available with adjacent log store area.

Amenities within the village of Upham include Upham Primary School, The Brushmakers Arms pub, church, recreation ground and football pitch. The larger nearby village of Bishop's Waltham provides for all day-to-day amenities and the attractive cathedral city of Winchester with its superb shopping and recreational facilities is a short drive away which also has a range of excellent schools for all ages.



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FEATURES:

Entrance hall
 Living room with wood-burning stove
 Kitchen/breakfast room with plumbing for dish washer/washing machine
 Large walk-in larder with plumbing for washing machine
 Rear porch
 Bathroom with electric shower over bath
 Master bedroom with wash hand basin
 1 further double bedroom
 1 single bedroom
 Storage & airing cupboards on landing
 Large gardens with countryside views
 Ample space for car parking
 Outbuildings available for storage

FITTINGS:

Everhot electric range cooker
 Hotpoint Aquarius washing machine
 Double glazing or secondary glazing to most windows
 Curtain rails

VIEWING:

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

SERVICES:

Private water from estate supply (£250 per annum), mains electricity, night storage heating, BT, satellite Broadband available in the locality via Redraw, private drainage via shared septic tank.

AVAILABILITY:

From end of November 2019.

PETS:

Ideally no pets, though one well behaved pet may be considered.

COUNCIL TAX:

Winchester City Council - Property Band = D For the year 2019/20 = £1,713.90

TENURE:

The property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for 6 months which could be extended by negotiation although no guarantee is made in this respect.

RENT:

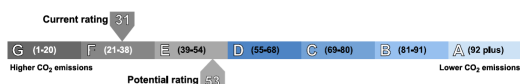
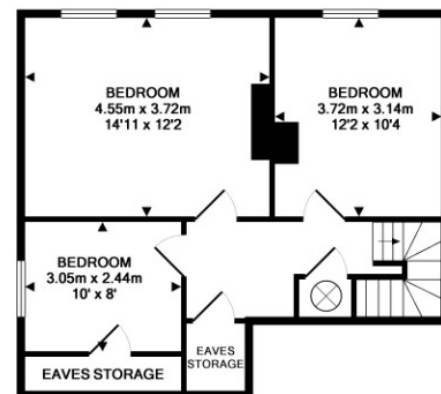
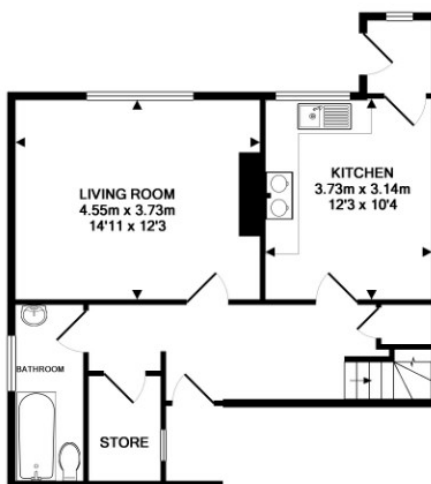
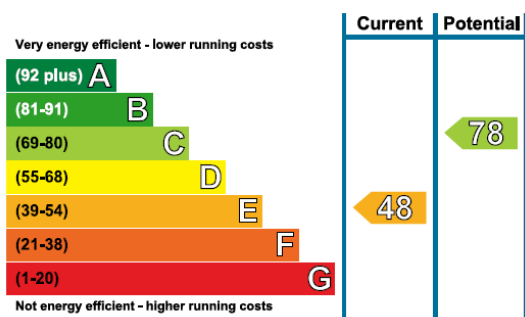
£995 (Nine hundred and ninety five pounds) per calendar month payable in advance by standing order.

DEPOSIT:

A deposit amounting to £1,145.00 will be required prior to the commencement of the Tenancy and will be held against any damage which may arise during the duration thereof.

EPC:

Band E. Full details available upon request.



TOTAL APPROX. FLOOR AREA 97.1 SQ.M. (1045 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PHOTOGRAPHS TAKEN JUNE 2016

TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time (September 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 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 **£995.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£1,145.00** (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 **£225.00** 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. 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.
5. 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
6. CLIENT MONEY PROTECTION SCHEME: Giles Wheeler-Bennett (Firm No. 013989) 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: The tenancy is available to be taken up from end November 2019.
2. DURATION: The initial fixed period will be 6 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: One well behaved pet 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.
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: The tenant is responsible for payment of all oil/gas consumed. The Landlord is responsible for carrying out an annual service of the gas 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 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.