

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Wickham, Nr Fareham

To Let Unfurnished - £1,050 pcm



Photograph taken 31st July 2020

Fareham - via A32 "Wickham Road" approx. 3.5 miles
Southampton Airport - via M27 and A334 approx. 11 miles
Central Southampton - via A334 approx. 11.5 miles
Winchester Train Station - via A32 approx. 17.5 miles (trains to London Waterloo)

DESCRIPTION: Juniper Cottage is a charming 3 bedroom semi-detached Grade II Listed cottage situated on Bridge Street (No.15) at the northern end of Wickham Square. The property has a slate roof with red brick walls of Flemish bond with blue heads and decorative single glazed windows. Juniper Cottage provides 3 bedrooms (2 double and 1 single), 2 reception rooms, kitchen, bathroom and downstairs WC. The property has off road parking, a single garage and a small garden.

The property is in an excellent location for those who like village amenities to be on their doorstep and also within a short distance of the villages of Swanmore and Bishop's Waltham and the larger conurbations of Fareham, Southampton and Winchester.



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FEATURES:	Character property	Kitchen
	Sitting Room	Dining Room
	3 Bedrooms	Family bathroom
	Downstairs WC	Single garage
	Off road parking	

ACCOMMODATION (all measurements approximate)

GROUND FLOOR

Enclosed covered porch leading to:

Kitchen: 3.51m x 2.26m. Window to side elevation. Howdens fitted wall and floor cupboards. Stainless steel sink/drainer with mixer tap over. Integral electric oven with hob and extractor fan. Worcester gas boiler (newly installed 2014). Door to:

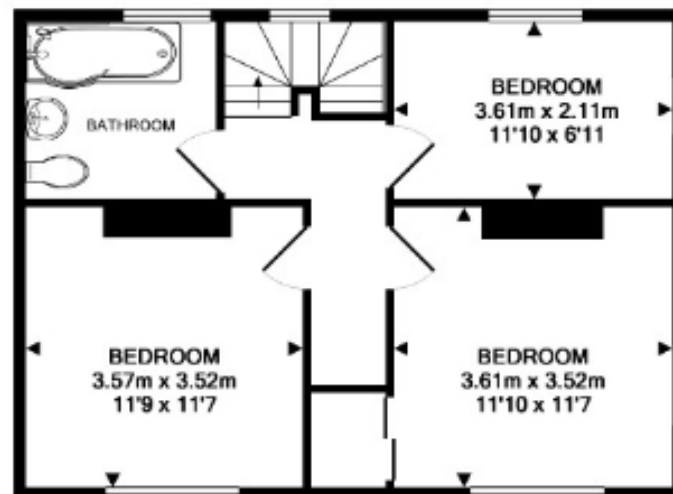
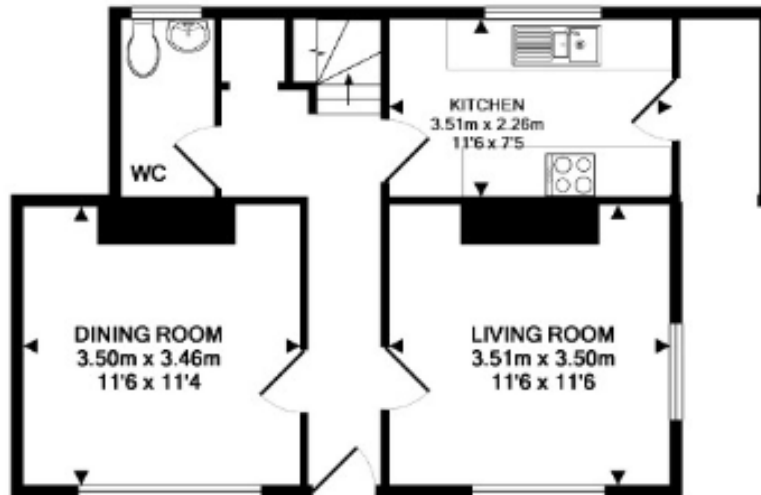
Entrance Hall: Under stairs cupboard. Turned staircase to first floor. Doors to:

WC/Cloakroom: Vanity unit with integral wash hand basin and WC. Window to side elevation.

Sitting Room: 3.51m x 3.50m. Dual aspect windows. Open fire with grate and hearth.

Dining Room: 3.50m x 3.46m. Window to front. Integral storage cupboard with shelving.

External door to front of house and garden.



TOTAL APPROX. FLOOR AREA 88.2 SQ.M. (949 SQ.FT.)

FIRST FLOOR

Turned staircase to first floor Landing with balustrade. Window to rear elevation. Doors to:

- Bathroom:** Window to rear elevation. Panelled shower bath with screen. Vanity unit with integral wash hand basin and WC.
- Bedroom 1:** 3.61m x 3.52m. Dual aspect windows. Integral wardrobe.
- Bedroom 2:** 3.57m x 3.52m. Single aspect window.
- Bedroom 3:** 3.61m x 2.11m. Dual aspect windows.
- Airing cupboard:** Immersion tank with shelving over.

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FITTINGS: Electric oven
Electric hob
Electric Extractor fan
Space for dishwasher, washing machine and fridge.

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

SERVICES: Mains water and drainage, mains electricity, mains gas central heating and hot water, BT (Broadband available in the locality).

AVAILABILITY: Available from early January 2022.

PETS: Well behaved pets may be considered subject to negotiation.

COUNCIL TAX: Winchester City Council - Property Band = E
For the year 2021/2022 = £2,354.10

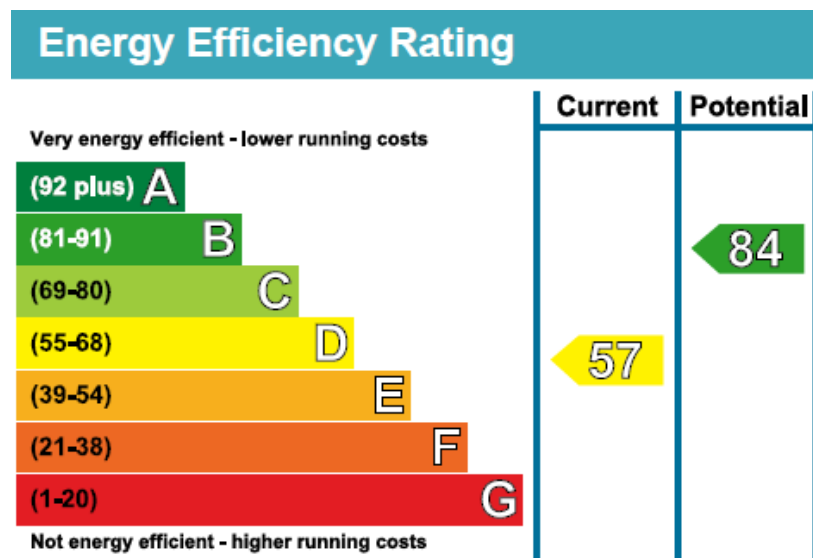
TENURE: The property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial fixed term to be 6 –12 months.

RENT: £1,050 (one thousand and fifty pounds) per calendar month payable in advance by standing order.

DEPOSIT: A deposit amounting to £1,210 (one thousand two hundred and ten 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.

POSTCODE: PO17 5JJ

EPC RATING:



TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at the time - December 2021. 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 **£1,050** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£1,210** 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: Each and every tenant to be named on the tenancy agreement will be subject to a referencing process.
5. SET-UP CHARGES: The tenant will be responsible for the payment of any stamp duty on the tenancy agreement if applicable.
6. RENT REVIEW: If the period of the agreement extends to beyond the initial fixed term, 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 early January 2022.
2. DURATION: The initial fixed period will be 6-12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Well behaved pets may be considered subject to negotiation.
5. SMOKERS: No smoking is permitted inside the property at any time.

Tenant's responsibilities:

1. GAS: The tenant is responsible for payment of all gas consumed. The Landlord is responsible for carrying out an annual service of the gas 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.
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 the paving is weeded 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. WINDOWS: The tenant is responsible for ensuring that the windows are regularly cleaned inside and out employing a window cleaner if required.
11. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.
12. 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.



Photographs taken October 2020