

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Binsted

Nr Farnham and Alton

To Let furnished - £1,750 pcm



Farnham approx. 8 miles north east, Alton approx. 5 miles west, Winchester approx. 23 miles south west,
Basingstoke approx. 19 miles north west, Reading approx. 26 miles north
and Portsmouth approx. 33 miles south.

Alton train station approx. 15 minutes drive with trains to London Waterloo (1hr 15mins).

DESCRIPTION: The Goldings is a charming 3 bedroom detached cottage set on a peaceful, private rural estate with wonderful countryside views. The property is finished to a high standard and comprises a spacious kitchen with separate utility area and downstairs cloakroom, a dining room with feature fireplace and a cosy sitting room with working fireplace. Upstairs there are 3 double bedrooms and a family bathroom. The property has off road parking facilities as well as a useful garden shed and store and is positioned within delightful gardens extending to over a quarter of an acre which are predominantly laid to lawn.

The property is in an excellent location for easy access to Alton, London, Winchester and Basingstoke.

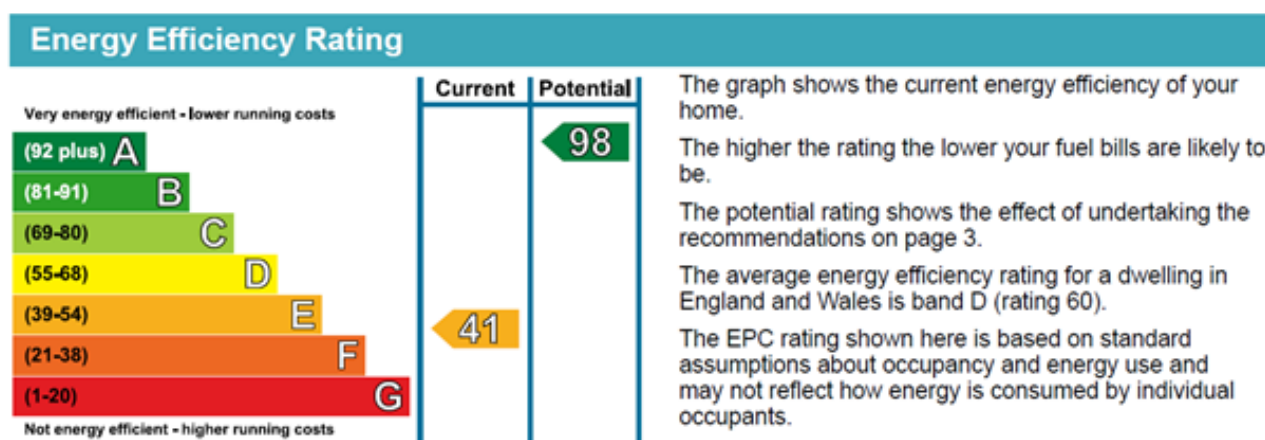


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- FEATURES:** Kitchen and utility room Cloakroom/WC
Dining room Sitting room
1 open fireplace (working) 4 feature fireplaces
3 double bedrooms Family bathroom with over bath shower
Off road parking Large garden
Garden shed and Store Views over countryside
Peaceful rural setting
Double glazing
- FITTINGS:** White goods and furniture (as pictured) are included with the property.
- VIEWING:** Strictly by appointment with the letting agents Giles Wheeler-Bennett.
- SERVICES:** Water from estate supply billed from meter readings taken twice a year, mains electricity, oil fired central heating, BT (Broadband available in the locality), mains drainage.
- AVAILABILITY:** November 2023.
- PETS:** Ideally no pets, though one well behaved dog may be considered
- COUNCIL TAX:** East Hampshire District Council - Property Band = F.
For the year 2023/24 = £2,917.96.
- TENURE:** The property is offered furnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for 6 - 12 months.
- RENT:** £1,750.00 (One thousand seven hundred and fifty pounds) per calendar month payable in advance by standing order.
- DEPOSIT:** A deposit amounting to £2,019.00 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:** Full details available upon request.









The Goldings

Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft

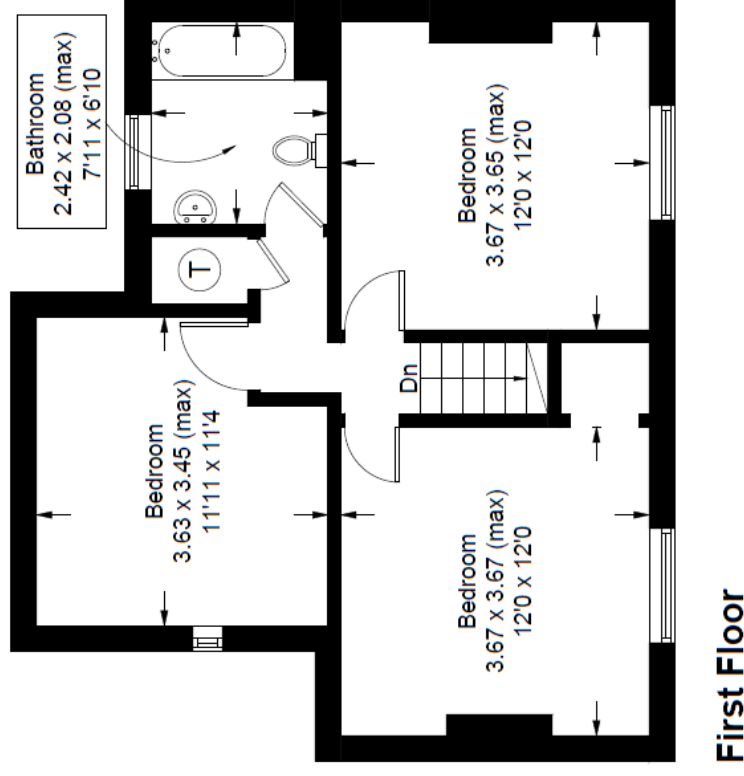
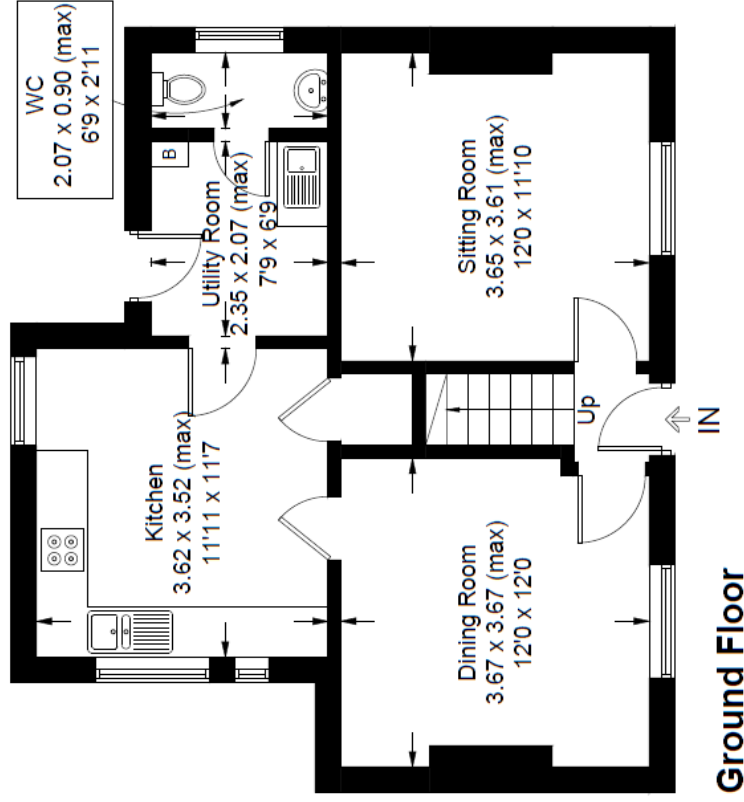


Illustration for identification purposes only, measurements are approximate, not to scale. (ID678829)

TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at the time - September 2020. 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 **£1,750** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£2,019** 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: 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 November 2023.
2. DURATION: The initial fixed period will be 6-12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: One behaved pet may be considered subject to negotiation.
5. SMOKERS: No smoking is permitted inside the property at any time.

Tenant's responsibilities:

1. OIL: The tenant is responsible for payment of all oil consumed.
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.