

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Bishop's Waltham Nr Winchester To Let Unfurnished - £995 pcm



Located approx. 10 miles south of Winchester, M3 (J10) approx. 8.5 miles from
Southampton Airport & M27 Motorway (J5),
Southampton approx. 10 miles, Portsmouth approx. 15 miles
Winchester Station approx. 25-30 minutes with trains to London Waterloo (1 hr)

DESCRIPTION: 3 Claylands Cottage is a well presented spacious 3 bedroom semi-detached home within walking distance of the historic market town of Bishop's Waltham.

The property comprises a light and spacious lounge at the front of the property with an oak wooden floor, a downstairs WC and under-stairs storage cupboard is situated within the entrance hall. A spacious kitchen with an adjoining dining area and Double French doors leads into an additional well proportioned reception room again with a set of Double French doors leading into the attractive paved garden. The ground floor of the property benefits from under floor heating and has wall mounted temperature controls.

Upstairs there is a landing which leads to two double bedrooms (both with built in storage) and one single bedroom together with a family bathroom complete with a bath with hand held shower, WC, wash hand basin and heated towel rail. The master bedroom has a concealed wardrobe door which leads into an en-suite shower room with WC, wash hand basin and heated towel rail.

The property has parking for two cars on its own private driveway. There is a handy storage room to the side of the property which is equipped with lighting and electricity sockets.

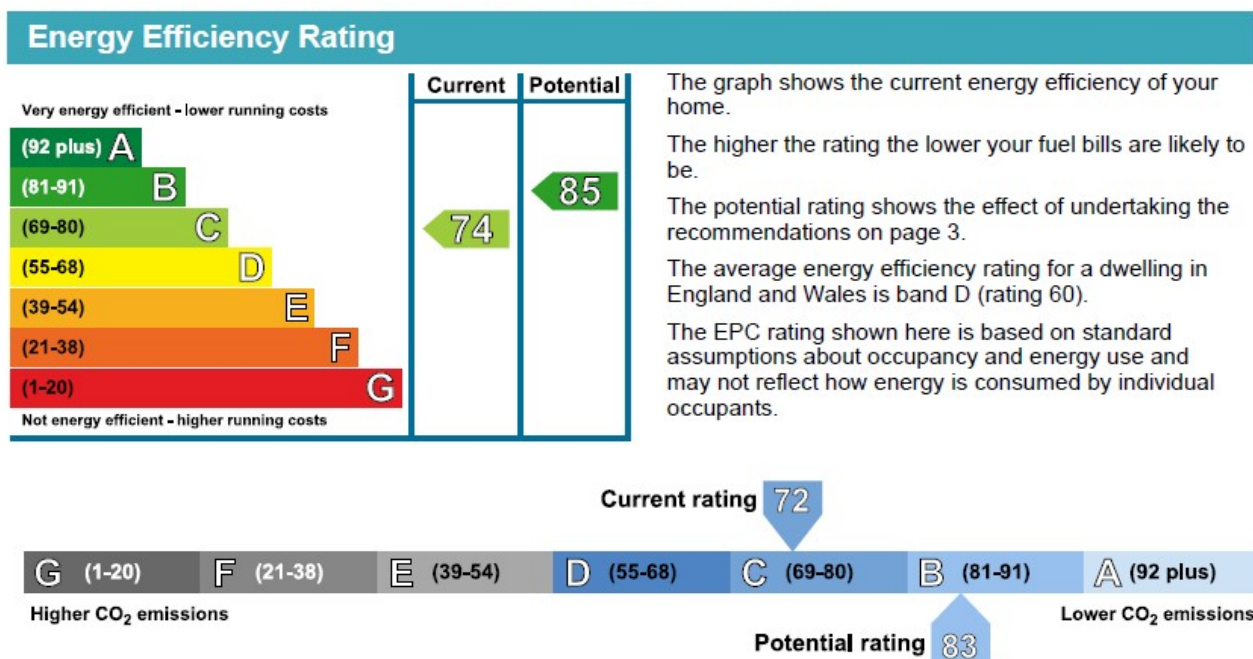


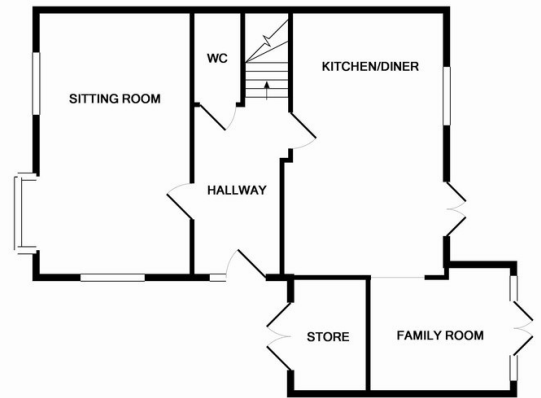
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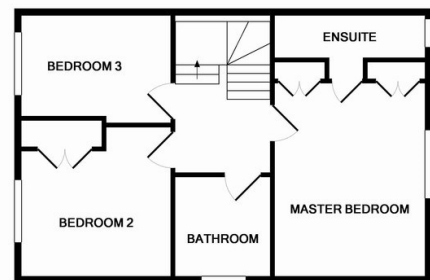
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FEATURES:	Large Modern Kitchen Family bathroom Sitting Room Family Room Cloakroom/WC Under stairs cupboard	Under floor heating throughout ground floor 3 Bedrooms (one with en-suite) Private Driveway Parking for 2 Cars External Store Room Courtyard Style Rear Garden
FITTINGS:	Electric induction hob Built in dishwasher Built in fridge freezer Zanussi double oven Extractor fan	Light fittings Blinds and curtain rails Heated towel rails
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 immediately.	
PETS:	No pets are permitted at the property at any time.	
COUNCIL TAX:	Winchester City Council - Property Band = C For the year 2020/21 = £1,671.30	
TENURE:	The property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for at least 12 months.	
RENT:	£995 (Nine hundred and ninety five pounds) per calendar month payable in advance by standing order.	
DEPOSIT:	A deposit amounting to £1,148.00 (one thousand one hundred and forty eight 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:	SO32 1BH	
EPC:		





GROUND FLOOR



1ST FLOOR

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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TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at the time - August 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 **£995.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£1,148** 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. RENT REVIEW: If the period of the agreement extends to beyond the initial fixed term, the Landlord reserves the right to review the rent with appropriate notice.

Tenancy:

1. AVAILABILITY: Available immediately.
2. DURATION: The initial fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: No pets are permitted at any time.
5. SMOKERS: No smoking is permitted at 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.