

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## No. 5 DROVE COTTAGES

East Worldham, Nr Alton, Hampshire

To Let Unfurnished - £1,200pcm

GU34 3BA



Alton 2 miles to the west, Farnham 8.5 miles to north-east, Bordon 3.5 miles to south-east, A31 (Junction 10) 2 miles to west, A3 5 miles to south east.

**No. 5 Drove Cottages** is a charming mid terraced house constructed of brick under a slate roof set in an idyllic countryside location. It has three bedrooms (two doubles, one single), a dining/sitting room, a kitchen with pantry, a family bathroom and toilet. The property is situated in a rural location on the outskirts of the village of East Worldham near Alton and boasts wonderful views over neighbouring farmland. Double glazing throughout and redecorated and recarpeted in September 2021.



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**DIRECTIONS:** *From Alton Train Station:* Take Station Road (B3004) sign posted to Bordon and after 2.5 miles you will reach the Village of East Worldham. At the cross roads turn right at the Three Horseshoes Public House onto Blanket Street. After approximately 800 yards turn left into the drive sign posted Drove Cottages. No. 5 is the second Cottage on the left.

**ACCOMMODATION** comprises (all measurements are approximate):

### **GROUND FLOOR**

**Entrance Hall:** With stairs to the first floor. Fitted shelf.

**Dining/Sitting Room:** 13'11" x 10'10" (4.20 m x 3.30 m) Single aspect room with window to front elevation. Open fireplace with stone surround. Electric radiator. TV cable. BT cable. Access to **under stairs cupboard**. Fitted shelves in alcoves beside fireplace.

**Family Bathroom:** Single aspect room with windows to rear elevation. Bathroom suite includes bath with hand held shower attachment over and glass shower screen, wash hand basin and separate toilet.

**Kitchen:** 11'1" x 10'10" (3.40 m x 3.30 m) Single aspect room fitted with a range of wood effect fronted units incorporating drawer and cupboard space with work surfaces over and a stainless steel inset single drainer sink. Functioning Leisure range cooker. No white goods provided. **Larder**.

### **FIRST FLOOR**

**Stairs to landing:** With access to loft.

**Master Bedroom:** 17'3" x 10'9" (5.30 m x 3.30 m) Single aspect with expansive views over open countryside. Fitted wood effect over bed units. Electric radiator.

**Bedroom 2:** 10'6" x 10'6" (3.20 m x 3.20 m) Single aspect room with single fitted shelf. Integral cupboard with shelving and recently fitted hot water tank. Electric radiator. TV cable.

**Bedroom 3/Study:** 7'2" x 6'11" (2.2 m x 2.1 m) Single aspect room. Electric radiator.

### **OUTSIDE:**

The property is positioned at the end of a private driveway overlooking farmland. The property has a fenced garden to the rear off the property largely covered by decking. There is also a good sized outbuilding. Small lawn to the front of the property. Ample off road parking for at least two vehicles to the rear of the property.

**IDEAL TENANT(s):** The cottage would suit either a couple or small family looking for a country cottage in a quiet rural location.

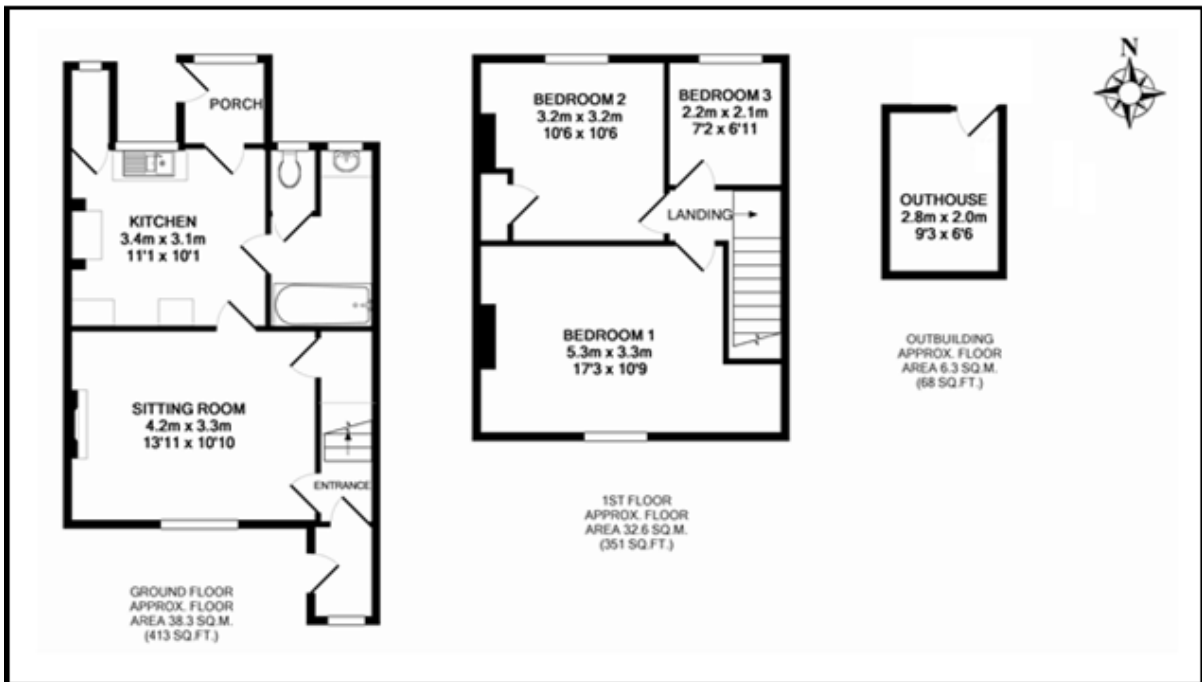
**NEARBY:** Worldham Golf Club within 2 miles of the property. Good choice of schools within 10 miles. Range of shops and amenities available at Alton (3 miles) and Bordon (6 miles).

**SERVICES:** Electric heating. Mains water, mains electricity, BT (Broadband available in the locality), private drainage via shared septic tank.

**COUNCIL TAX:** Valuation Band C - £1,702.70 for 2022/23.

**TENURE:** The property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for at least one year which could be extended by negotiation.

**RENT:** £1,200 (One thousand, two hundred pounds) per calendar month payable in advance by standing order.



TOTAL APPROX. FLOOR AREA 77.3 SQ.M. (832 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt 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 mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Virtual Vue Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

# **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 2022. 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 **£1,200.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of one month's rent amounting to £1,384.00 or five 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. 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 together with a contribution towards the Landlord's costs of setting up the tenancy agreement amounting to £90 plus sundry disbursements and VAT.
6. RENT REVIEW: If the period of the agreement extends beyond the initial fixed term the Landlord reserves the right to review the rent annually.
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](http://www.gileswheeler-bennett.co.uk).

## **Tenancy:**

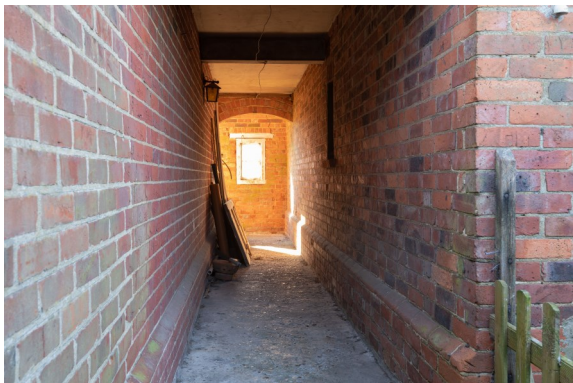
1. AVAILABILITY: Available January 2023.
2. DURATION: The initial fixed period will be one year.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Subject to agreement. Enquire with Letting Agent.
5. SMOKERS: No smoking is permitted inside the property at any time.
6. IMPROVEMENTS: No improvements to be made without the Landlord's express permission.

## **Tenant's responsibilities:**

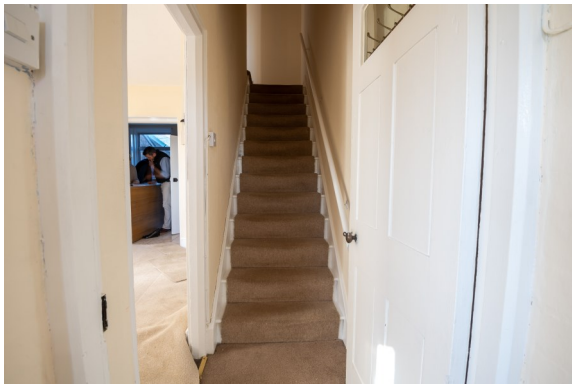
1. OIL/GAS: There is no oil or gas supply to this property.
2. WATER: The tenant is responsible for payment of all water supply and usage charges on demand. The water is charged at a rateable value.
3. ELECTRICITY: The property is heated by electric heaters/radiators. The tenant is responsible for payment 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. 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 September 2021









# LOCATION PLAN

