

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

28 Hillcrest Gardens

Waltham Chase, Southampton, SO32 2NF

To Let - £1,250 pcm



Semi-detached property, conveniently located in a quiet cul-de-sac in the attractive hamlet of Waltham Chase a short distance from the historic town of Bishop's Waltham. Spacious semi open-plan living accommodation downstairs consisting of dining room, sitting room and conservatory with separate kitchen accessed from dining area. Stairway in entrance hall to landing and three comfortably sized double-bedrooms serviced by family bathroom upstairs. Access from kitchen and conservatory to generous garden (corner-plot) laid to lawn. Good ingress of natural light throughout. Single garage and off-street parking.

Bishop's Waltham 1 mile to north, Winchester 10 miles to north-west, Southampton 5 miles to south west, M27 (Junction 10) 5 miles to south.



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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DIRECTIONS: From Bishop's Waltham proceed south along the B2177 to Waltham Chase, at the traffic lights turn right onto Curdridge Lane. Proceed up Curdridge Lane and Hillcrest Gardens is the second turning on the right. The property is the first on the right turning into Hillcrest Gardens.

SITUATION: Waltham Chase is an attractive hamlet adjacent to the rural villages of Swanmore and Curdridge and between the historic towns of Bishop's Waltham (1 mile to north) and Wickham (2.5 miles to south). Waltham Chase is conveniently located for easy access to major road arteries including the M27, the M3 and the A3M. Botley railway station is around 3 miles to the west providing connection to the mainline railway services while Southampton Airport is only around 11 miles to the west accessible by road or rail (Eastleigh Station). The cities of Winchester, Southampton and Portsmouth are all within easy striking distance.

LOCAL AMENITIES: Local primary schools include Swanmore CE Primary School and St John the Baptist CE Primary School both of which are judged 'Good' by Ofsted. Swanmore College is the local secondary school also rated 'Good'. Other local amenities include recreation grounds, parks, a Post Office, village stores and pubs.

SPECIFICATION AND FEATURES: For room measurements, please see the Floor Plan below.

Entrance Lobby	3 Bedrooms
Dining area	Built in Wardrobes
Sitting room	Bathroom
Kitchen	Front and Rear Gardens
Conservatory	Garage and off road parking

SERVICES: Mains water and drainage, electricity and gas.

AVAILABILITY: Immediately - tenancy to start as soon as possible.

COUNCIL TAX: Winchester City Council - Property Band = C
For the year 2023/24 = £1,825.15.

TENURE: The Property is offered unfurnished on an Assured Shorthold Tenancy Agreement. Initial period is to be 6 months.

RENT: £1,250 (one thousand, two hundred and fifty pounds) per calendar month payable in advance by standing order.

DEPOSIT: A deposit amounting to £1,442 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 upon request.

VIEWINGS: Strictly by prior appointment with the letting agents Giles Wheeler-Bennett Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLAN

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft
 Garage = 12.7 sq m / 136 sq ft
 Total = 114.6 sq m / 1233 sq ft



First Floor

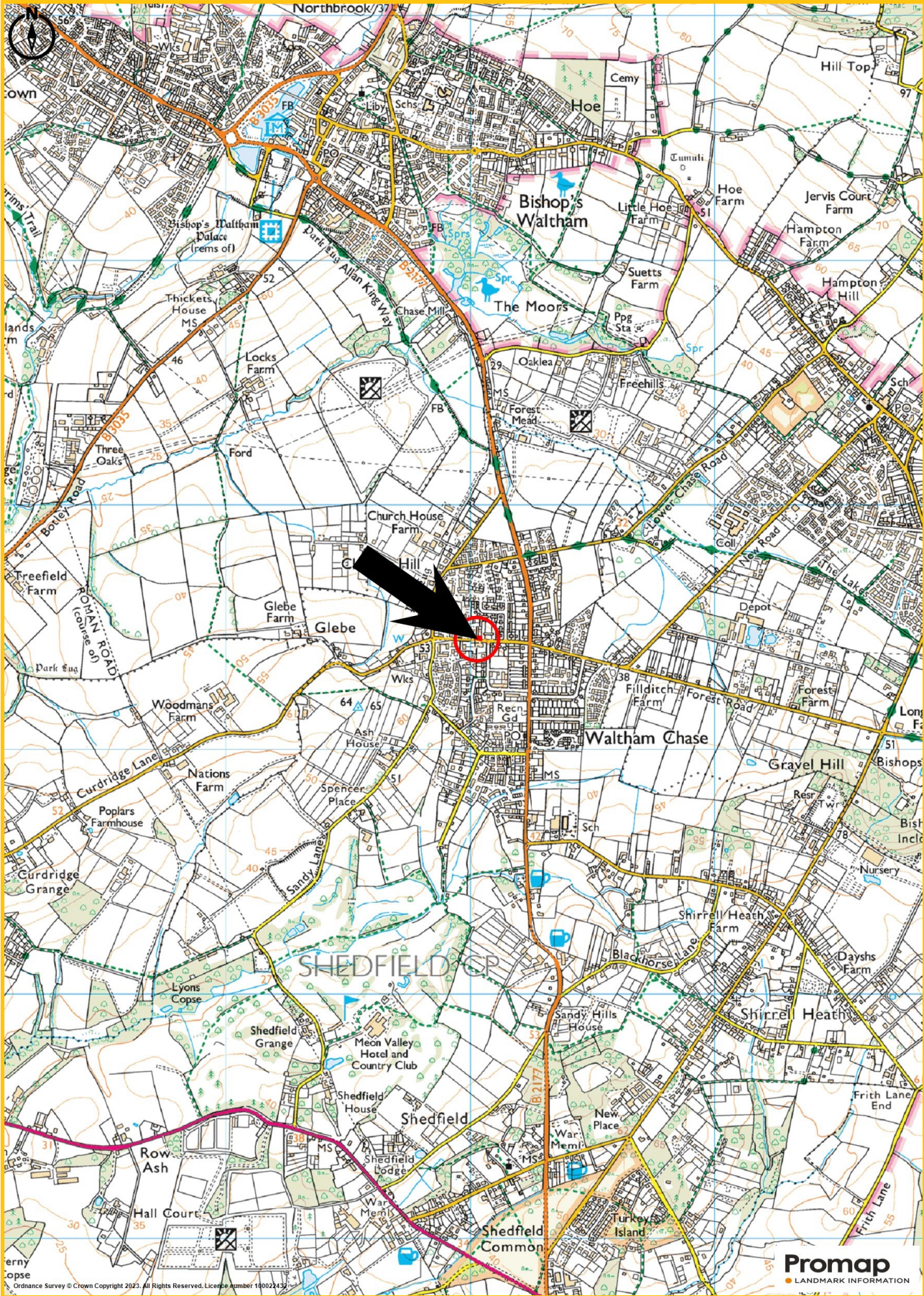
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1022318)





LOCATION PLAN



Ordnance Survey © Crown Copyright 2023. All Rights Reserved. License number 10002432

TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at the time - November 2023. 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 **£1,250** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of 5 weeks' rent amounting to **£1,442** 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 immediately.
2. DURATION: The initial fixed period of 6 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: By 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 supply and usage charges. NB: The tenant is responsible for the safety and maintenance of their own gas appliances.
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 or other phone/broadband provider.
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.



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