



Sarson Lane, Amport

Myddelton&Major



Long Acre Cottage 3 The Limes, Sarson Andover, Hampshire, SP11 8HX

- Fully-Furnished
- High-quality fixtures, fittings and furnishings include wall-hangings
- Picturesque rural location
- Detached cottage
- Off-road parking
- In the grounds of owner's home

The Property

A beautifully furnished and immaculately presented two bedroom detached cottage within the grounds of the owner's house, with parking and use of outside space.

The accommodation is arranged over two floors and is presented in excellent order with high quality fittings and is tastefully and comprehensively furnished and equipped including Integrated appliances.

Set within the well maintained grounds of Long Acre there is parking for one vehicle and tenants have use of the garden area adjacent to the cottage.

A beautifully furnished and immaculately presented two bedroom detached cottage.

Size: 1,001 sq ft

Council Tax: Test Valley Band A



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water and telephone.

Other Fees: See Website.

Location

Situated four miles west of Andover and easily accessible to the A303, Amport is a popular and picturesque village with local facilities including a primary school, a public house 'The Hawk', church and a bustling village hall. The renowned Hawk Conservancy is close by. At the Limes, turn left at Linden House and then along the gravel and the gates to Long Acre are on the right. The property sits next to the main house.

Tenancy & Restrictions

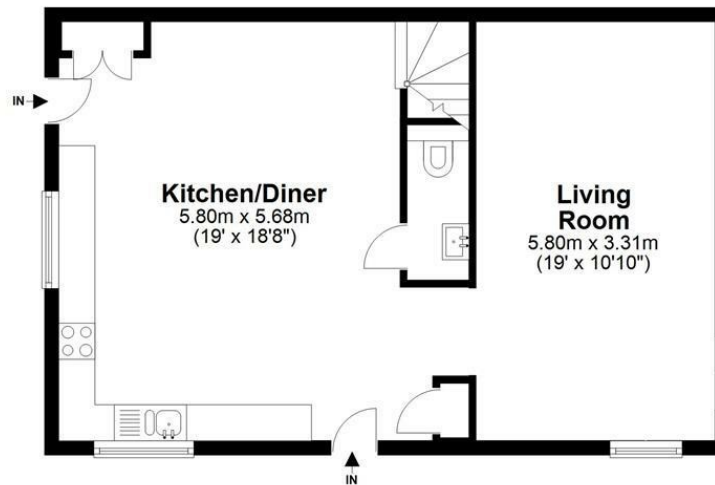
To be let fully furnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.





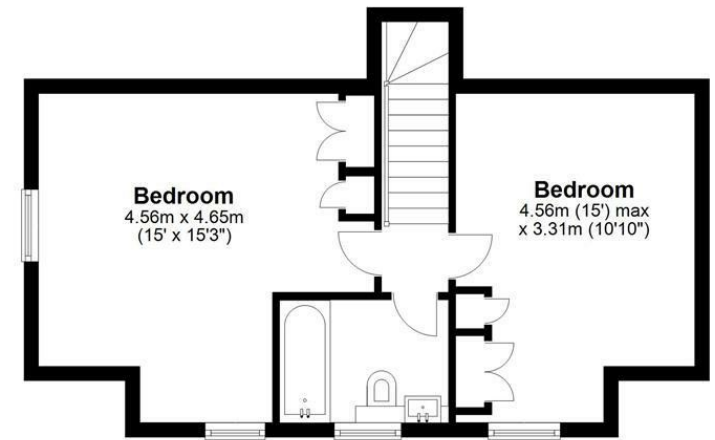
Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS

Copyright TVPM. Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines. Plan produced using PlanUp.

Longacre Cottage, Amport

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major