

To Let



- 3 Bedrooms
- Recently refurbished
- Countryside views
- Sitting room with open fire
- Kitchen/breakfast/living room
- Large Gardens
- Council Tax Band – F
- Energy Performance Rating - C69

Preston Candover, Basingstoke

£2,750.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

Homefield, Preston Candover

Basingstoke,

RG25 2DS

Recently renovated to a high specification this three bedroom bungalow is situated in a quiet semi-rural location overlooking fields in the picturesque village of Preston Candover. Preston Candover has a primary school, pub/restaurant and a community run shop, Basingstoke and Alresford are easily accessible by car. The accommodation comprises: entrance/dining hall/study area leading into kitchen/breakfast/living room with island and breakfast bar, electric oven and hob, integrated dishwasher, bread oven, space for fridge/freezer, utility room with space for washing machine and tumble dryer and back door to garden, storage cupboard housing the air source heat pump.

Light and airy sitting room with open fire and views over surrounding countryside and patio doors to garden, main bedroom with dressing area and en-suite bathroom, with bath and separate shower, 2 further double bedrooms one with fitted wardrobes, shower room.

To the outside is a mature garden surrounding the property together with an outbuilding, shed and ample parking.

Heating and hot water via an air source heat pump system.

There is a separate service charge of £45 per month payable by tenants for the water and a charge for the septic tank emptying TBC.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - F

Energy Performance Rating - C69

Services

Heating: Electric

Water: Private Supply

Sewerage: Private Supply

Broadband: Fibre to cabinet

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | 96 |
| 81-91 B | | |
| 69-80 C | | 69 |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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