



The Bells Cottage, Silver Street, Hordle, Lymington, Hampshire. SO41 0FN

£1,500 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A three bedroom unfurnished character cottage to rent situated in the village of Hordle. The property has a newly fitted kitchen, modern bathroom, Sitting Room, Dining Room, Conservatory and attractive South facing rear garden. Garage and off road parking. The property is still being decorated and will be finished mid July 2024.



KITCHEN (11' 0" X 8' 6") OR (3.36M X 2.58M)

Accessed via UPVC double glazed door. Newly fitted Howdens kitchen with laminated work surfaces with four ring stainless steel gas hob with single oven and grill beneath with filter hood above. Stainless steel single bowl sink unit with single drainer and stainless steel swan necked mixer tap above, space and plumbing for automatic washing machine, pull-out cutlery drawer and pan drawer beneath, range of low level storage cupboards, tongue and grooved splash backs, ceiling light, wood style laminate flooring, UPVC double glazed windows overlook rear and side garden aspects, louvred door provides access to pantry cupboard which also houses the gas fired central heating boiler. Ceiling light, Honeywell carbon monoxide detector, lobby provides access to Bathroom and two sets of double opening doors provide access to airing cupboard with slatted shelving within. Opening provides access to:

DINING AREA (10' 1" X 8' 0") OR (3.07M X 2.45M)

Beamed ceiling, half turn staircase to first floor landing with under stairs storage cupboard, UPVC double glazed window overlooking rear garden aspect, power points, double panelled radiator with independent thermostat and door provides access to:

SITTING ROOM (23' 6" X 11' 0") OR (7.17M X 3.35M)

Ceiling light points, two sets of UPVC double glazed windows facing front aspect, attractive brick fireplace with display niches above and to one side, TV aerial points, two sets of double panelled radiators both with independent thermostats, fitted blinds to windows and multi-glazed doors provide access to Conservatory.

CONSERVATORY (9' 11" X 7' 9") OR (3.02M X 2.36M)

Under a pitched Polycarbonate roof, single glazed windows, door provides access to side driveway, window openers, wood laminate effect flooring. Power point.

BATHROOM (7' 10" X 7' 0") OR (2.39M X 2.14M)

Modern white suite comprising panelled enclosed bath with mixer taps and separate thermostatic shower mixer above with rainwater shower. Tiling to full height over bath area with glazed shower screen. Low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap, opaque UPVC double glazed window facing side aspect, Vinyl cushion flooring, ceiling light, extractor, radiator.

FIRST FLOOR LANDING (6' 6" X 3' 1") OR (1.98M X 0.95M)

First floor landing provides access to:

BEDROOM 1 (13' 3" X 11' 0") OR (4.05M X 3.36M)

Ceiling light, UPVC double glazed window facing front aspect and additional single glazed window. Power points, radiator with independent thermostat.

BEDROOM 2 (10' 11" X 9' 9") OR (3.33M X 2.98M)

Ceiling light point, UPVC double glazed window, single panelled radiator with independent thermostat, double opening doors provide access to built-in storage wardrobe.

BEDROOM 3 (9' 1" X 8' 2") OR (2.77M X 2.49M)

Ceiling light point, UPVC double glazed window overlooking rear garden aspect, power points, radiator with independent thermostat, eye level storage cupboard.

OUTSIDE

Part concrete, part tarmac drive provides off road parking for two vehicles and in turn leads to single garage.

GARAGE

Single garage, new garage door to be fitted, garage benefits from being part brick part block construction under a pitched felt roof.

FRONT GARDEN

Laid to lawn, access to outside gas meter box, gate provides access to:

REAR GARDEN

Benefiting from a Southerly aspect and being a good size. Mainly laid to lawn with mature shrubs and bushes. Sizeable garden storage shed located to one side. Tool shed located to rear of garage accessed via a timber door, outside light point, outside water tap.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and follow the road until reaching the village of Hordle. On reaching Hordle you will come to a mini-roundabout proceed over and the property is on the right.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

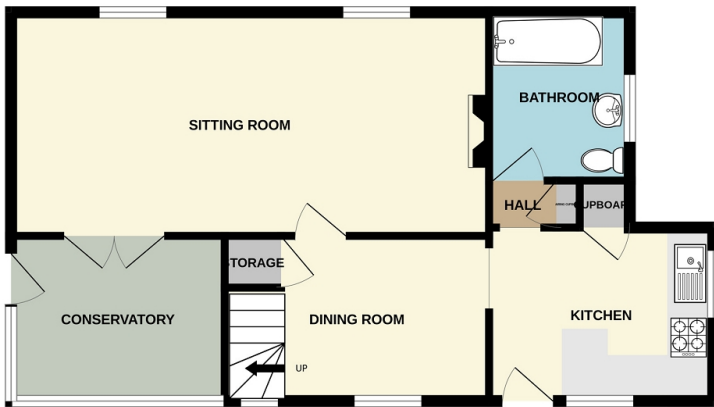
DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

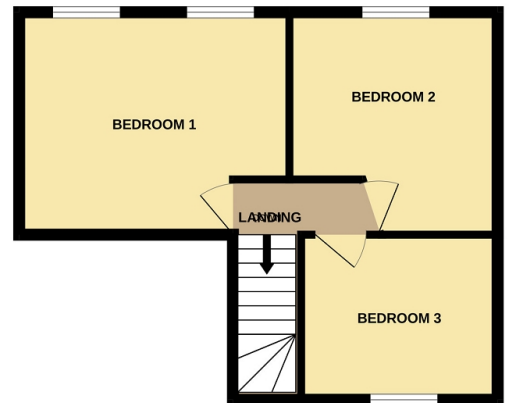
EPC RATING

The EPC rating for this property is D67

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



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TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.