



1 Above Mill Cottage

East Tytherley Road, Lockerley SO51 0LW

Three Bedroom Semi-Detached Cottage

A recently refurbished three bedroom semi-detached cottage located in the rural village of Lockerley.

£1,750 per calendar month | Available October 2024

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



1 Above Mill Cottage
East Tytherley Road
Lockerley
Romsey
SO51 0LW

Description & Location

1 Above Mill Cottage is a charming three bedroom semi-detached cottage located in the village of Lockerley. The property has recently been refurbished and benefits from oil fired central heating, a woodburner, ample off road parking and a good sized wraparound garden,.

Accommodation

The ground floor comprises:

ENTRANCE HALL leading to downstairs WC, Kitchen/diner and Living Room, and with stairs up to first floor.

DOWNSTAIRS WC (1.54m x 1.44m)
with hand wash basin

KITCHEN (6.31m x 2.41m)
Newly refurbished Kitchen with a range of fitted floor and wall units and access to the rear garden via double doors

DINING ROOM (5.60m x 2.29m)
Dual aspect room recently opened up to create a large L shape room with the Kitchen

SITTING ROOM (4.29m x 3.75m)
Dual aspect room with woodburner

The first floor comprises:

BEDROOM 1 (3.52m x 3.44m)
Double with in-built cupboards

BEDROOM 2 (4.66m x 2.59m)
Double room

BEDROOM 3 (3.86m x 2.68m)
Double room

BATHROOM
With bath, walk in shower, WC and wash basin

OUTSIDE
Large wraparound garden with ample off road parking and brick built shed in the rear garden.

Pets

By negotiation.

EPC

The property has an EPC rating of E44.

Services and Utilities

The property is heated via oil fired central heating and served by mains water and private drainage.

Ofcom indicates there is Superfast fibre broadband (up to 38Mbps) available to the property,. Mobile phone signal is limited, with EE, Three and O2 offering a likely outdoor service only. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Availability

The property is available October 2024

Council Tax

Test Valley Council Band E

Photos



Terms

The rent is £1,750 pcm, payable in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £400 is payable to secure the property (see further details and conditions in our fee summary) and £2,015 is payable as a security deposit.

Viewings

Strictly by prior appointment through Fowler Fortescue on 01747 356 099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.