



7 BASING BARNS

Sages Lane, Privett, Alton, Hampshire, GU34 3QA

TO LET

£1,475 PCM



7 Basing Barns

Sages Lane, Privett, Alton, Hampshire, GU34 3QA

Petersfield 8 miles | Alresford 8 miles | Alton 10 miles | London Waterloo from Petersfield station 80 minutes | mileages and times approximate

A spacious 2 bedroom mid terrace barn conversion in a stunning rural location

THE PROPERTY

A two bedroom barn conversion, with spacious and light living accommodation, presented in excellent condition. One of the double bedrooms is situated on the ground floor with a shower/cloakroom alongside. The second bedroom upstairs has the bathroom next door. The large reception room/dining room has an open beamed ceiling and French doors out to the terrace leading onto the communal gardens. Good sized kitchen/breakfast room with an oven/hob and plumbing for white goods.

The property benefits from two allocated off street parking spaces and the development is set in delightful landscaped formal courtyards and communal lawns with idyllic country views. Easy access to Petersfield, Alton and Winchester all with mainline stations to London. There are excellent schools nearby with a Montessori nursery in the village.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Electric heating
Private drainage £15.00 per month
Mobile coverage - limited/likely (according to Ofcom)
Ultrafast broadband (according to Openreach)

EPC

E47

Local Authority

East Hampshire District Council, band E

Pets

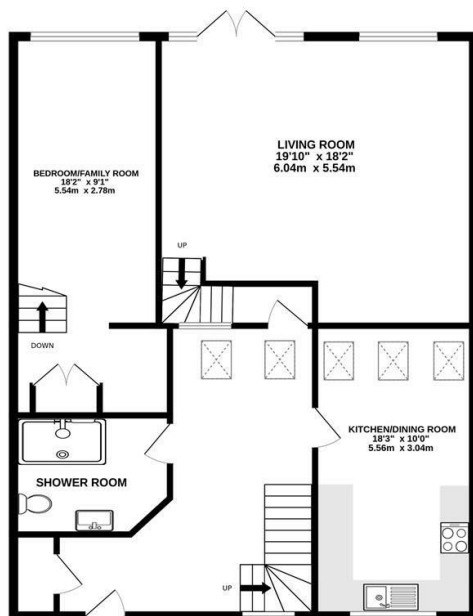
No pets due to communal gardens

Deposit

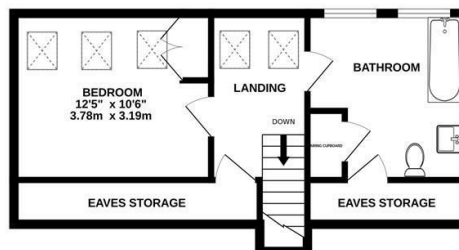
Holding deposit: £340
Security deposit: £1,701



GROUND FLOOR
1055 sq.ft. (98.1 sq.m.) approx.

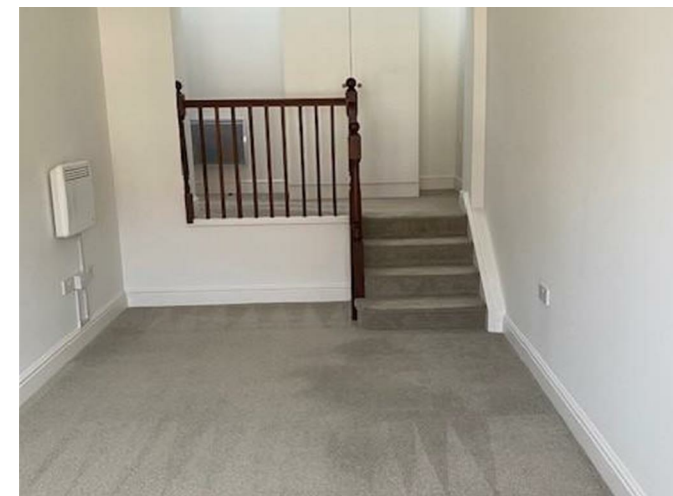


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

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