



CORNER COTTAGE

Pound Lane, Ampfield, Romsey, SO51 9BL

TO LET

£1,500 PCM



Corner Cottage

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A detached rural cottage set on the edge of a popular village. Picturesque rural views and plenty of outside space

THE PROPERTY

Corner Cottage is a pretty, detached property with delightful rural views, set on the edge of the village of Ampfield

The downstairs of the property comprises a kitchen/ breakfast room, a good sized separate sitting room with log burner and views over the garden. The bathroom is also downstairs, complete with shower over the bath.

The upstairs of the property comprises three double bedrooms and a large landing suitable for a study.

Outside is a large garden surrounding the cottage, plenty of outside storage and off road parking.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Oil fired central heating
Private sewerage- £15 PCM
Standard broadband available (according to Openreach)
Mobile coverage good outdoor, variable in-home (according to Ofcom)

EPC E42

Local Authority

Test Valley Borough Council, band F

Pets

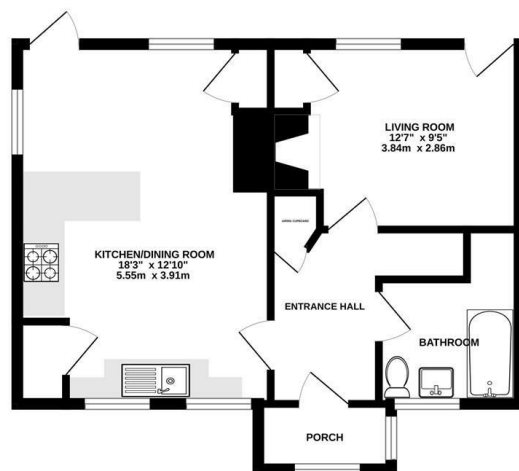
One well behaved pet may be considered. Rent may vary at £20 per pet per month

Deposit

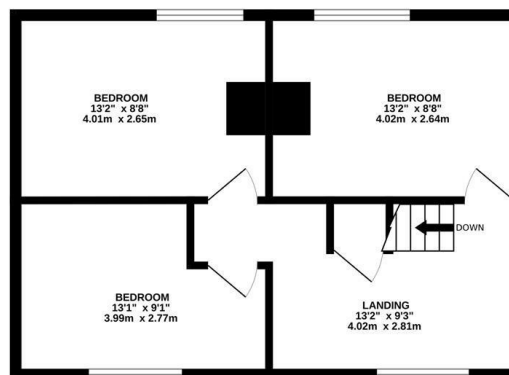
Total deposit £1,730
Holding deposit £346



GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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