



COMMON BARN FARM BUNGALOW

Mary Lane, Newton Valence, Alton, Hampshire, GU34 3EN

TO LET
£2,000 PCM



Common Barn Farm Bungalow

Mary Lane, Newton Valence, Alton, Hampshire, GU34 3EN

An immaculately refurbished bright 3 bedroom bungalow situated in a delightful rural location with views across open farmland.

THE PROPERTY

Fully refurbished to a very high standard throughout in a neutral colour palette to walls and flooring.

The newly fitted kitchen includes all appliances and offers double aspect views to the rear of the property across the open farmland. Next to the kitchen is a separate porch area and back door with plenty of space for storage.

The spacious and bright sitting room features double aspect windows to the side and front of the property.

The property benefits from 3 double bedrooms, one with fitted cupboards and has the benefit of sharing a newly installed shower room and separate toilet.

Outside the secure garden wraps around the property and is laid to lawn with gravel paths and a garden shed for storage of garden equipment.

The property offers plenty of secure off road driveway space for parking and is accessed via either of its two five bar gates.

ADDITIONAL INFORMATION

Services

Mains electricity
Private water and sewerage £40 pcm
Oil fired central heating
Electric panel wall heating
Mobile phone coverage - Very good
Ultrafast Broadband FTTP

EPC

D 63

Local Authority

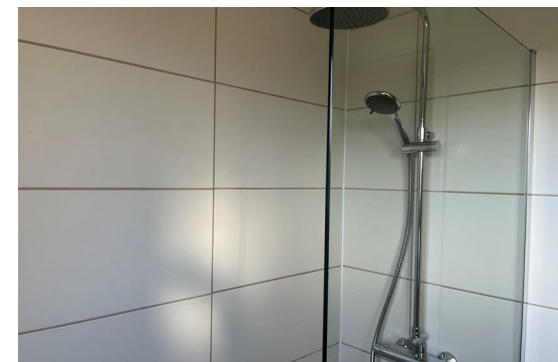
East Hampshire District Council - Band C

Pets

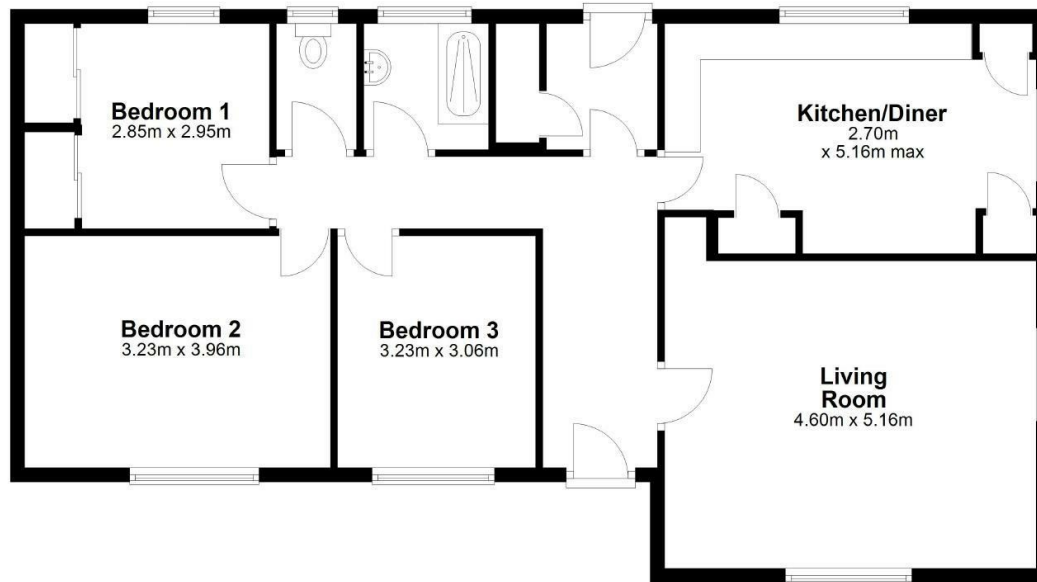
Considered, one well behaved pet rent may vary

Deposit

Holding Deposit - £461
Balance of Deposit - £1844



Ground Floor
Approx. 94.2 sq. metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(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:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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