



# 3 LOWER WOODCOTT

Whitchurch, Hampshire, RG28 7QA

TO LET

£1,350 PCM



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A recently refurbished, 2-bedroom cottage set within this idyllic, rural location with far reaching views yet within easy reach of Whitchurch and the A34.

## THE PROPERTY

3 Lower Woodcott is located in this quiet hamlet, in an elevated position surrounded by open countryside. The village is conveniently positioned for easy access to Whitchurch, Andover and Newbury and the A34.

This cottage has been recently refurbished throughout and is now very well presented internally, with wonderful views all around. On the ground floor is the kitchen and breakfast room, with a good range of cupboards and units and ample space for a dining table. There is a utility room and downstairs WC. The sitting room is a good size room which is double aspect, again enjoying the views and features an open fireplace. On the first floor there are two bedrooms, both with built in cupboards and a newly fitter shower room with large double shower.

The cottage sits within a large, private garden which is laid to lawn, surrounded by post and rail fence. There are stunning views across the countryside from the garden and access onto an

area of communal grass to the front. There is off road parking to the rear of the property and an outbuilding at the top of the garden.

## ADDITIONAL INFORMATION

### Services

Heating - Electric Storage heaters  
Private water - £40.00 per month  
Private sewerage - £66.00 + VAT per year  
Fibre broadband available (according to Openreach)  
Mobile signal limited (according to Ofcom), boosters available

### EPC

E44

### Local Authority

Basingstoke and Deane Borough Council, band C

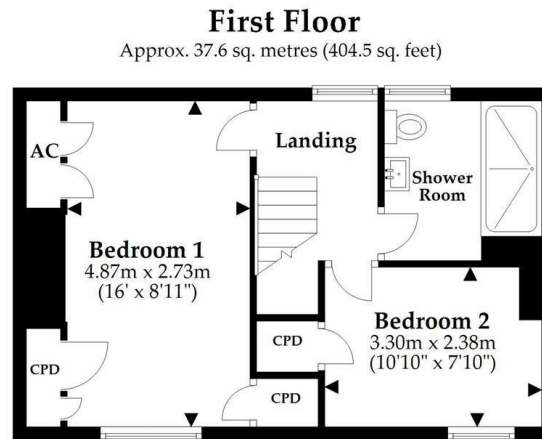
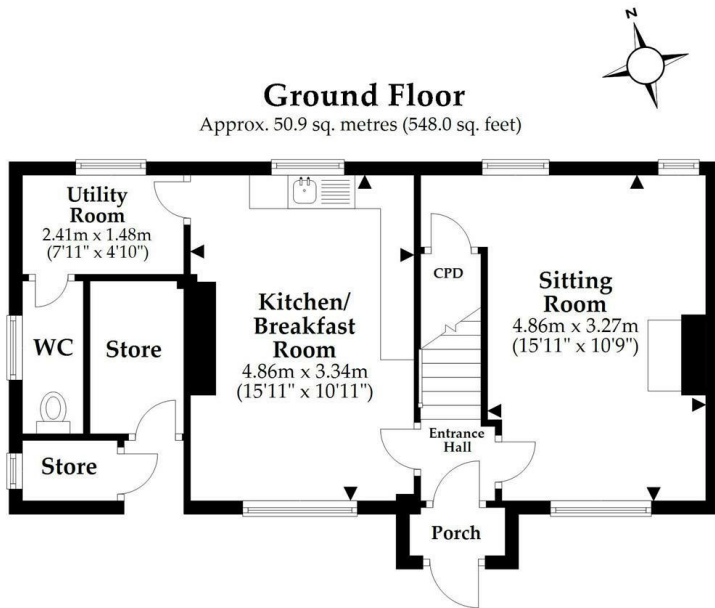
### Pets

Well behaved pet would be considered

### Deposit

Holding deposit £311  
Total deposit £1,557





Total area: approx. 88.5 sq. metres (952.5 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

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