



# COMMON BARN FARM BUNGALOW

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

TO LET  
£1,750 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

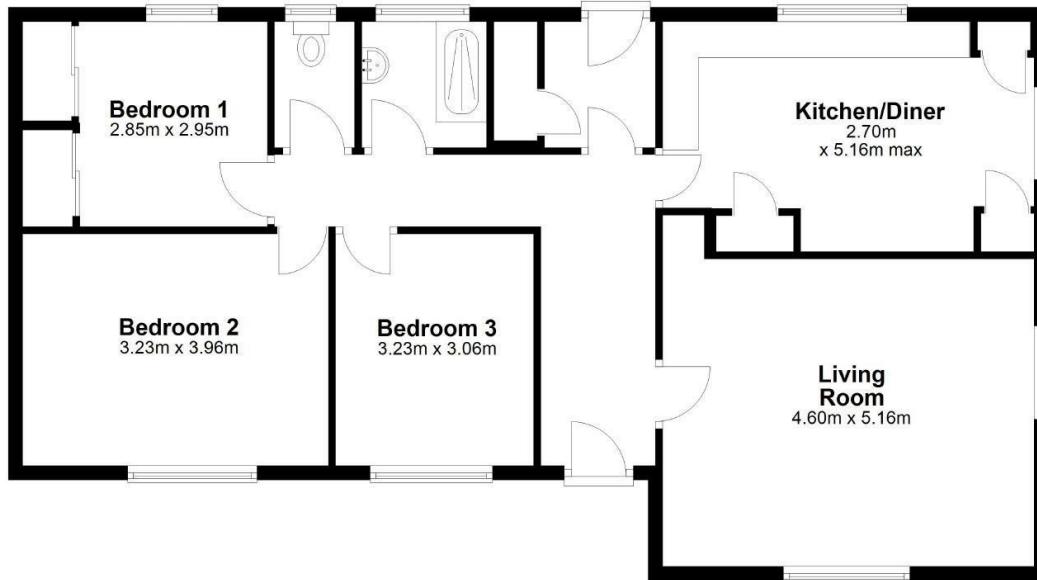
Considered, one well behaved pet

### Deposit

Holding Deposit - £403  
Balance of Deposit - £2015



**Ground Floor**  
Approx. 94.2 sq. metres



**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
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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