

Purdie & Swan

Lettings and Property Management



St Thomas Street, Winchester, SO23 9HE
Rent: £2,200 pcm EPC Rating: D Council Tax Band: D



Property Features

GARDEN WITH SHED * CLOSE TO CATHEDRAL * LISTED BUILDING * SEPARATE UTILITY ROOM * ONE ON STREET RESIDENT PERMIT PARKING VIA THE COUNCIL * ONE ON STREET VISITOR PERMIT PARKING VIA THE COUNCIL * INCLUDES UNDER COUNTER FRIDGE AND SLIMLINE DISHWASHER * PHOTOGRAPHS FROM 2023 * SOME EXPOSED WOOD FLOORS.

Description

A Grade II Listed terraced house in the heart of Old Winchester on a quiet residential street close to Winchester Cathedral and the high street. The property has a cottagey feel and has well balanced accommodation which is laid out over three floors. On entering the property you are welcomed into a spacious hallway with a sitting room with ornamental fireplace, a utility room with space for washing machine, dryer and freezer, separate cloakroom, kitchen with hob and oven and under counter fridge, built in dishwasher, with space for a table and doors to the patio garden with shed. On the first floor there is a good size single bedroom with exposed wood floors, principal bedroom, bathroom with shower over bath and then stairs lead to the top floor where there are two interconnecting attic rooms with exposed beams and wood floors. One on-street resident parking permit and one on-street visitor parking permit are available via Hampshire County Council at your own cost. Gas central heating and hot water and all services are mains connected.

Additional Information:

Postcode: SO23 9HE

Available: Now

Winchester City Council: Tax band D

EPC Rating: D

Unfurnished

A pet at the Landlord's discretion

Deposit: £2538 (five weeks based on advertised rent)

Holding deposit: £507 (one week based on advertised rent)

Broadband available - refer to the Ofcom Checker for more detail

Mobile Signal/Coverage - refer to the Ofcom Checker for more detail

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



AGENTS DETAILS

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E - katherine@purdieandswan.co.uk

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.

St. Thomas Street, Winchester, SO23

Approximate Gross Internal Area = 1182 sq ft / 109.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 132 sq ft / 12.3 sq m

Total = 1314 sq ft / 122.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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