

To Let



- 1 Bedroom
- Newly refitted kitchen
- New carpets
- Single garage
- Garden
- Rural Location
- Council Tax Band – B
- Energy Performance Rating - D64

Tadley

£1,250.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

The Well House, Field Barn Farm

Upper Wootton, Tadley,

RG26 5TB

Situated in the charming rural location of Upper Wootton, this delightful one bedroom single storey end terrace cottage benefits from redecoration throughout together with new flooring, and newly fitted kitchen and bathroom. The accommodation comprises: entrance porch/boot room, sitting room open plan to kitchen, kitchen with electric cooker, space for washing machine and space for fridge/freezer, double bedroom, bathroom with shower over bath. The property also benefits from a single garage and parking for 2 cars together with a spacious garden to the front and use of communal garden to the rear of the property. Gas Central Heating. The tenant to pay water and septic tank charges directly to the landlords. Ideal for those seeking peaceful countryside living with convenient access to local amenities, this property presents an excellent rental opportunity. Early viewing is highly recommended.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - B

Energy Performance Rating - D64

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Private Supply

Broadband: Fibre to cabinet

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		90
81-91 B		
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Sales

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Development

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Rural