



18 The Bogs

Fleet, Hampshire, GU51 1AB

3 Bedroom Semi-Detached Cottage

A charming cottage remotely set on the outskirts of Elvetham Heath that has recently been refurbished throughout. The property benefits from a large garden and parking and two outbuildings.

£1900 per calendar month | Available

t. 01747 356099

w. fowlerfortescue.co.uk



Fowler Fortescue
RURAL ASSET MANAGEMENT



18 The Bogs

Fleet

Hampshire, GU51 1AB

Description & Location

18 The Bogs is a semi-detached property set within approx. 0.3 acres of garden. The property has just been refurbished with new kitchen, bathroom and flooring. The property benefits from separate outbuildings and off-street parking down a shared driveway.

It is located on the outskirts of Elvetham Heath just off the A323. Elvetham Heath and Fleet both offer a wide range of amenities including shops, supermarkets, restaurants, leisure facilities, schools and a train station.

Accommodation

ENTRANCE HALL with stairs up to first floor, and opens into:

LIVING ROOM (4.17m x 3.40m)

With a woodburning stove

KITCHEN (3.62m x 3.10m)

with fitted units, and space for white goods

DINING ROOM (3.48m x 2.97m)

BATHROOM (2.15m x 1.54m)

with white suite comprising bath with overhead shower, hand basin and WC.

UTILITY AND STORAGE CUPBOARD

The first floor comprises:

BEDROOM ONE (4.48m x 3.67m)

a large double room

BEDROOM TWO (4.45m x 3.68m)

a second double room with inbuilt cupboards

BEDROOM THREE (3.12m x 2.55m)

A single room with views over the garden or office space

WC and basin

Outside

Outside there is a large garden mostly laid to lawn and fenced. To the Southern boundary is the trainline. Outbuildings 3.45m x 3.43m and 3.37 x 1.83.

Parking and access to the property is shared with 1 other property

EPC

The cottage has an EPC rating 'E41'.

Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services and Utilities

The property is heated via gas fired central heating and served by a septic tank.

Ofcom indicates there is superfast broadband (up to 34Mbps) available to the property. Mobile phone signal is available through range of suppliers. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,900pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £210 is payable to secure the property (see further details and conditions in our fee summary) and £2,190 is payable as a security deposit.

Council Tax Band 'E' (Hart District Council).

Restrictions

Pets on separate application.

Photos



Living Room

Kitchen



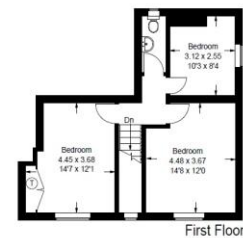
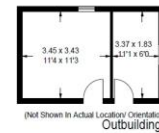
Bathroom

Dining Room

18 The Bogs, Fleet, Hampshire, GU51 1AB

Gross internal area (approx) :-
374 sq m / 1008 sq ft

For identification only. Not to scale.
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Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

