

# To Let



- 2 Double Bedrooms
- New Kitchen
- Newly redecorated
- New carpets throughout
- Sitting Room with open fire
- Large garden
- Council Tax Band – D
- Energy Performance Rating - D57

**Farleigh Wallop, Basingstoke**

**£1,550.00 PCM**

**SIMMONS & SONS**

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# 6 Broadmere, Farleigh Wallop

## Basingstoke,

### RG25 2JA

Newly refurbished two bedroom cottage which benefits from a new kitchen, new carpets and redecoration throughout. The cottage is set in a quiet semi-rural location backing onto open farmland, walking distance of the pond and church, and within easy access of Basingstoke. The accommodation comprises: entrance porch, sitting room with with open fire, fitted cupboards and understairs cupboard, kitchen/breakfast room with cooker, cloakroom, utility room with oil boiler and space for washing machine, and back door to garden. Upstairs there are two double bedrooms one of which has a fitted wardrobe, bathroom with shower over the bath. The property benefits from a large front garden and rear garden comprising patio area, shed and lawned area. Offroad parking. Pets considered for an extra £25 per pet per month. Oil Fired Central Heating. Septic Tank and Water charges to be paid to the Landlord.

**Local Authority** - Basingstoke & Deane Borough Council

**Council Tax Band** - D

**Energy Performance Rating** - D57

#### Services

Heating: Oil

Water: Private Supply

Sewerage: Private Supply

Broadband: Fibre to cabinet

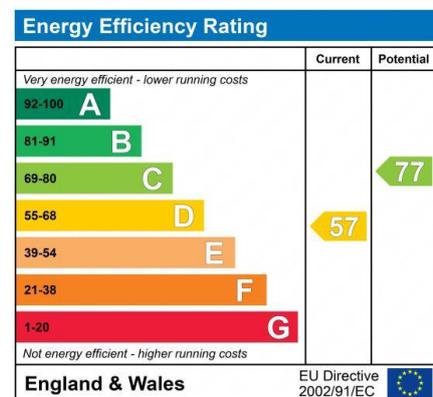
**VIEWINGS** - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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