



2 WILL HALL FARM COTTAGE

Brick Kiln Lane, Alton, Hampshire, GU34 1SP

TO LET

£1,750 PCM



2 Will Hall Farm Cottage

Brick Kiln Lane, Alton, Hampshire, GU34 1SP

A delightful 3 bedroom semi-detached house on the edge of Alton, overlooking farmland.

THE PROPERTY

The ground floor comprises open plan dining and kitchen areas, with a feature fireplace in the living space and a patio door to the garden. There is a separate large utility room with plumbing for a washing machine, a separate W.C. and cloakroom, and an understairs cupboard.

Upstairs are two double bedrooms and one single bedroom, all with built-in cupboards. The family bathroom has a shower over the bath and an airing cupboard.

There is an attached garage and 2 outside cupboards. The rear garden has lovely rural views.

The market town of Alton is easily accessible, with excellent shopping facilities and there is a mainline station to London.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private drainage £15 per month
Oil fired central heating
Mobile phone coverage likely (according to Ofcom)
Ultrafast Full Fibre Broadband available (according Openreach)

EPC

E 48

Deposit

Holding deposit: £403.80
Security deposit: £2,019

Local Authority

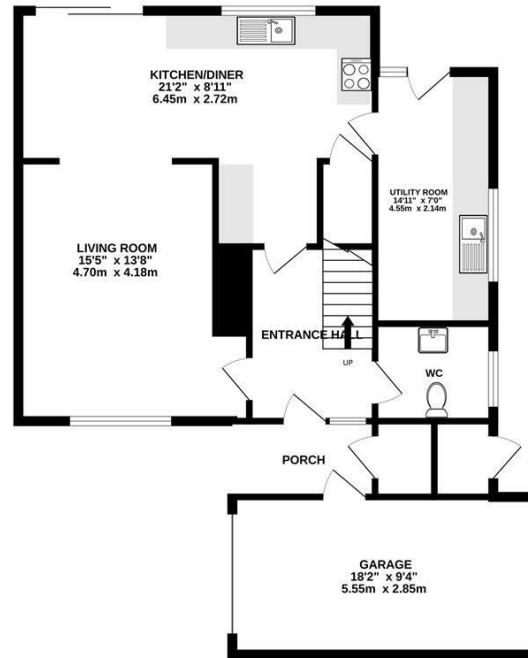
East Hampshire District Council, Band D

Other

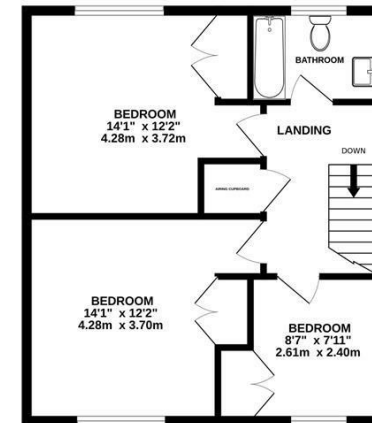
Planning application submitted, but not approved, for properties to be built in rear field



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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