



## 2 LARKWHISTLE FARM COTTAGE

Larkwhistle Farm Road, Micheldever, Winchester, Hampshire,  
SO21 3BG

TO LET  
£1,275 PCM



# 2 Larkwhistle Farm Cottage

Larkwhistle Farm Road, Micheldever, Winchester, Hampshire, SO21 3BG

A charming, flint and brick 3 bedroom semi-detached cottage in a convenient rural setting.

## THE PROPERTY

A true rural cottage yet within easy access to main roads and the nearby village of Micheldever. The property boasts a large garden and workshop.

The kitchen is to the rear of the property with a larder cupboard and option for white goods. Downstairs is also a bright sitting room and a shower room.

Upstairs are two double bedrooms and a single bedroom.

Outside is a large garden, plenty of storage, workshop with power and off road parking. The cottage is adjacent to the LRC Transport Depot. The post man has rights of way to the back of the house to deliver mail to the next door property.

## ADDITIONAL INFORMATION

### Services

Mains water and electricity

Private sewerage included in rent  
Oil fired central heating  
Mobile phone coverage limited (according to Ofcom)  
Superfast fibre to the cabinet  
Broadband available (according to Openreach)

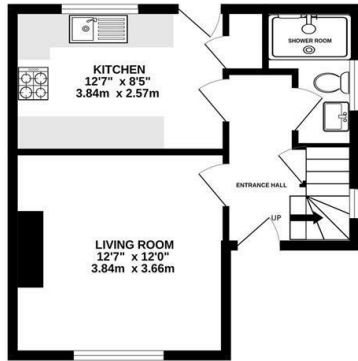
**EPC**  
E 49

**Local Authority**  
Winchester City Council, band E

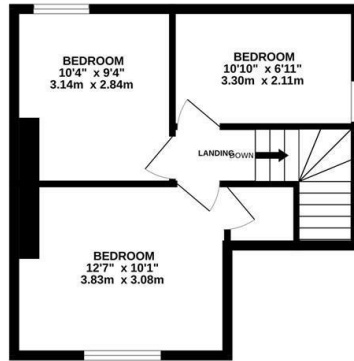
**Deposit**  
Holding deposit £294  
Security deposit £1,471



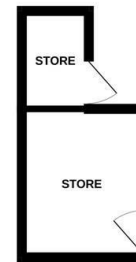
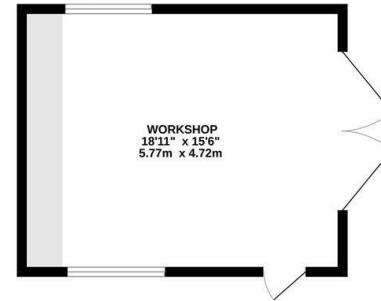
GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (32.8 sq.m.) approx.



OUTBUILDINGS  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
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- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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