

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Common Farm, Durley Nr Hedge End & Bishop's Waltham To Let Furnished - £1,000 pcm



Winchester 6 miles to the north, M3 Junction 9 (to London) 7 miles
Southampton Airport & M27 Motorway (Junction 5) approx. 9 miles to the south,
Southampton approx. 15 miles, Portsmouth approx. 15 miles
Winchester Station approx. 15-20 minutes with trains to London Waterloo (1 hr)

DESCRIPTION: Common Farm is a charming detached 3 bedroom detached house set within peaceful grounds in a rural location. The property, which is fully furnished, comprises a spacious kitchen/dining area, a utility room and a downstairs bathroom with shower and separate cloakroom, as well as a sitting room. Upstairs there are three double bedrooms and a second family bathroom.

The property has ample car parking facilities and is positioned within extensive grounds which are predominantly laid to lawn with some pretty cottage border planting and a sheltered terrace to the rear of the property.

The property is in an excellent location for easy access to Winchester, London, Southampton and Portsmouth.



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FEATURES: Entrance hall 3 double bedrooms
 Kitchen/dining room Sitting room
 Utility room 2 Family bathrooms
 Rear hall Large garden
 WC Available fully furnished
 Ample parking
 Peaceful rural setting
 Views over countryside

FITTINGS: Oven and hob
 Fridge
 Freezer
 Curtain rails, curtains and blinds.
(The Property is fully furnished).

VIEWING: Strictly by appointment with the letting agents Giles Wheeler-Bennett.

SERVICES: Mains water, mains electricity, electric boiler/ central heating, BT (Broadband available in the locality), private drainage via septic tank.

AVAILABILITY: April 2017.

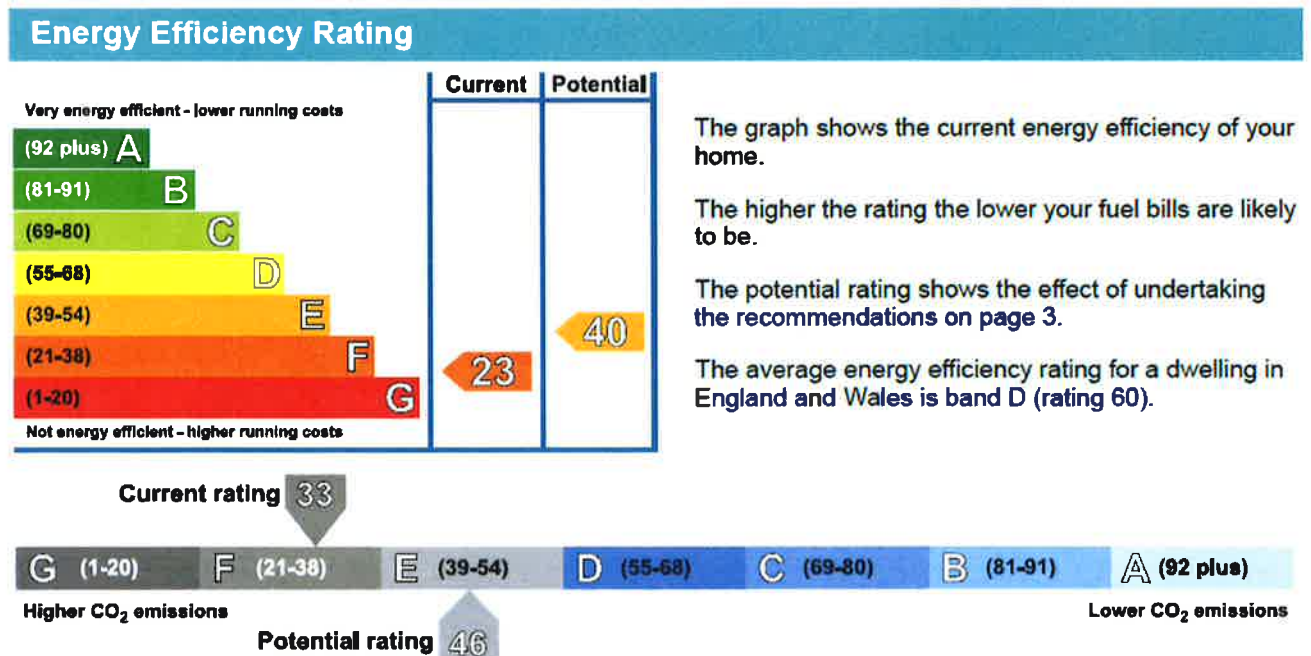
COUNCIL TAX: Winchester City Council - Property Band = E
 For the year 2017/18 = £1,885.81

TENURE: The property is only offered furnished on an Assured Shorthold Tenancy Agreement. Initial period is to be for at least 6 months which could be extended by negotiation.

RENT: £1,000 (One thousand pounds) per calendar month payable in advance by standing order.

DEPOSIT: A deposit amounting to £1,500 will be required prior to the commencement of the Tenancy and will be held against any damage which may arise during the duration thereof.

EPC: Full details available upon request.





TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time (March 2017 - photos taken in 2014). However, whilst every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. Please also note the following pre-tenancy requirement checks:

Right to Rent Checks and Money Laundering Regulations:

Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. These identification documents will relate not only to the tenant's right to remain in the UK and so will constitute requirements to provide Passport and/or Visa documentation, but may also require proof of existing residency such as a copy of utility bills from the last 3 months. Please note that neither email/scanned copies nor photocopies of these documents are acceptable under any circumstances for the verification process. All **original documents** must be seen at this office so that certified photocopies can be taken of them by ourselves. Detailed guidance on which documents are required to be produced will be sent to the prospective tenant at the appropriate time.

Pre-tenancy Guidance Notes:

1. These particulars do not constitute part or all of an offer or contract.
2. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. Measurements: Any measurements or areas stipulated herein are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
4. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
5. Before you enter into any tenancy, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Finance:

1. RENT: The required rent is **£1,000.00** per calendar month, payable monthly in advance.
2. DEPOSIT: A deposit of **£1,500** will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. Further deposit monies will be requested in the event of a pet being permitted by the Landlord. 25% of this deposit may be requested as a holding payment which will be collected upon confirmation of the tenant's interest in the property and acceptance of the tenant by the landlord (subject to references) and will be non-refundable in the event of the tenant withdrawing thereafter for whatever reason. This deposit will be protected under The Tenancy Deposit Scheme.
3. RENT DUE: A standing order will be set up for the payment of rent monthly on the anniversary date of the commencement of the tenancy.
4. REFERENCES: A charge is made of **£30 per person including VAT (including Guarantors)** for the taking up of references which is non-returnable.
5. SET-UP CHARGES: The tenant will be responsible for the payment of any stamp duty on the tenancy agreement together with a contribution towards the Landlord's costs of setting up the tenancy agreement amounting to **£300 including VAT**.
6. RENT REVIEW: If the period of the agreement extends to more than a year, the Landlord reserves the right to review the rent annually and thereafter.
7. For full details of all fees which may be applicable throughout the tenancy please see our website or request a hard copy. Web address: www.gileswheeler-bennett.co.uk

Tenancy:

1. AVAILABILITY: Available from early April 2017.
2. DURATION: The initial fixed period will be 6 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: No pets will be permitted.
5. SMOKERS: No smoking is permitted inside the property at any time.

Tenant's responsibilities:

1. OIL/GAS/ELECTRIC: The tenant is responsible for payment of all oil/gas/electric consumed as applicable. The Landlord is responsible for carrying out an annual service of the heating appliances provided.
2. WATER: The tenant is responsible for payment of all water supply and usage charges.
3. DRAINAGE: The tenant is responsible for all charges to remove effluent from the property.
4. TELEPHONE: The tenant is responsible for arranging and financing their own contract with BT.
5. COUNCIL TAX: The tenant is responsible for payment of Council Tax.
6. INSURANCE: The tenant is responsible for their own contents and Public Liability cover.
- 7.. GARDEN: The tenant is responsible for the upkeep of the garden to ensure that lawns are mowed regularly, hedges are kept trimmed, flower and shrub borders are kept weed free and larger shrubs/climbers are kept under control employing a gardener if required. No major works, including the addition or removal of items, are to take place in the garden without the written consent of the Landlord.
- 8.. DRAINS, GUTTERS, PIPES & CHIMNEYS: The tenant is responsible for ensuring that the drains, gutters and pipes and chimneys on the property are kept clear.
9. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.
10. SMOKE ALARMS/CARBON MONOXIDE DETECTORS: The landlord is responsible for making sure that any such alarms and detectors which are fitted to the property are in working condition at the start of the tenancy. The tenant is responsible for making sure that any of these said items remain in working condition throughout the course of the tenancy.