



10 UPPER BULLINGTON

Sutton Scotney, Hampshire, SO21 3RB

TO LET

£1,150 PCM



10 Upper Bullington

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Winchester 10 miles | Whitchurch 5 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

Newly refurbished 2 bedroom thatched cottage

THE PROPERTY

A spacious and newly refurbished two bedroom thatched cottage in a pretty rural village, located within easy access of road networks and nearby towns and cities.

Downstairs is a bright and modern newly fitted kitchen/breakfast room with integrated oven and hob. There is a spacious, dual access sitting room.

There are 2 bedrooms upstairs, and a newly fitted bathroom which comprises a white suite, shower over the bath and storage.

Outside is a sunny garden and shed.

ADDITIONAL INFORMATION

Services

Mains water and electricity.
Private sewerage £15 per month
Oil fired central heating
Mobile coverage is likely (according to Ofcom)
Broadband available (according to Openreach)

EPC

E54

Local Authority

Test Valley Borough Council, band D

Pets

Pets considered, rent may vary

Deposit

Total deposit: £1,326

Holding deposit: £265

Directions

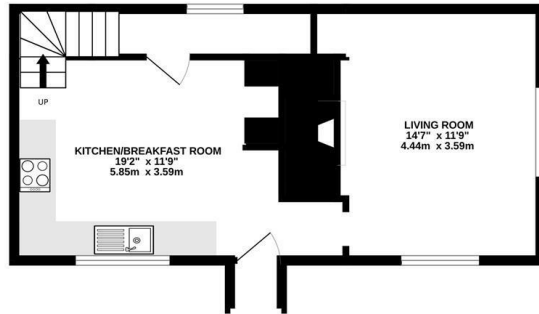
From the North and South

Leave A34 at junction with A303 and follow signs for SuttonScotney. After ¼ mile turn right where signposted to Bullington. Pass under A34 and take the next right signposted to Bullington. Turn right at the bottom of the road and go past numbers 14 and 13 Upper Bullington. Turn right after no.12 and walk into the farmyard. Go past farm buildings and you will find no.10. What3words

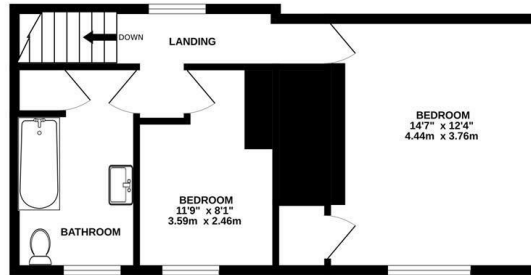
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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

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

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01962 763908

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