



## 8 WESTON LANE

Weston, Petersfield, Hampshire, GU32 3NL

TO LET

£1,450 PCM



# 8 Weston Lane

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Petersfield 2.5 miles | Portsmouth 16 miles. London Waterloo from Petersfield station 80 minutes | mileages and times approximate.

A 3 bedroom period terraced cottage in a rural location

## THE PROPERTY

A pretty period terraced cottage with views of the surrounding countryside. This property is ideal for a professional couple or young family.

The recently decorated cottage is situated on the outskirts of the very popular market town of Petersfield, which lies within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town has its own railway station on the Portsmouth direct line, the mainline rail link-connecting Portsmouth and London (Waterloo). Petersfield is an excellent location for families, due to the choices of schools available and offers a good selection of shops and facilities.

The front door opens into the sitting room with windows to the front, leading to the modern kitchen with a good range of wall and base units, electric oven and hob and space for white goods. There is a family bathroom with electric shower over the bath. From the kitchen there is access to the patio area with steps up to the garden. To the rear of the garden is a shed and beyond is off street parking for two cars,

Stairs from the kitchen lead to the first floor, which comprises three double bedrooms, two with storage cupboards. The front two bedrooms have lovely views to Butser Hill and Queen Elizabeth Country Park.

## ADDITIONAL INFORMATION

### Services

Mains water and electricity  
Mains drainage  
Oil fired central heating  
Mobile coverage - likely/limited (according to Ofcom)  
superfast broadband (according to Openreach)

### EPC

E49

### Local Authority

East Hampshire District Council, band D

### Pets

Well behaved pets considered. Rent may vary.

### Deposit

Holding deposit £334  
Security deposit £1,673

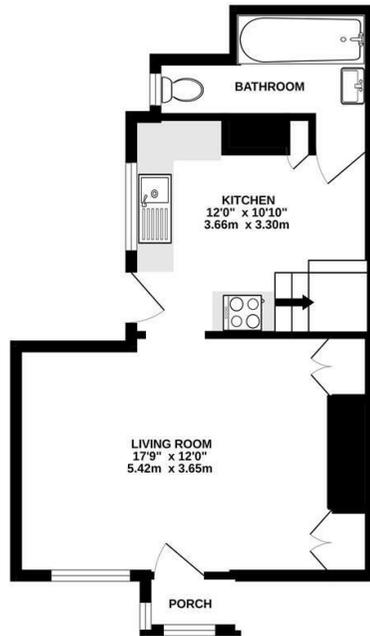
### Directions

From Petersfield on the A3 heading south take the exit to Buriton. Merge onto the B2070 at the roundabout and take the first exit staying on the B2070. B2070 turns right and becomes Weston Lane. No. 8 can be found on the right hand side.

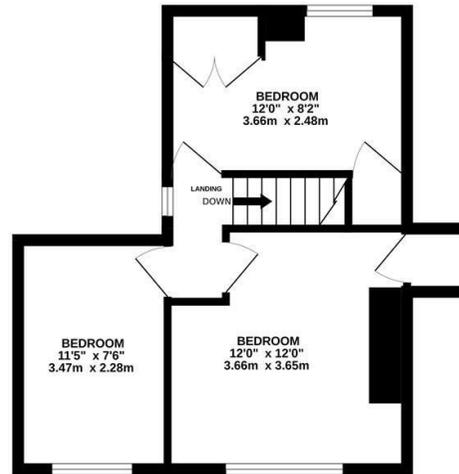
What3words: nobody.dentistry.pricier



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

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

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