



YEW TREE COTTAGE

Shelley Lane, Ower, SO51 6AS

TO LET

£1,350 Per Month



Yew Tree Cottage

Shelley Lane, Ower, SO51 6AS

Romsey 4 miles | Lyndhurst 7.5 miles | Southampton 9.5 miles | London Waterloo from Southampton Central Station – 1.5 hours | Mileages and times approximate

An attractive 2 bedroom cottage, set in a peaceful, rural location without compromising excellent transport links and presented to a very high standard.

THE PROPERTY

The property is situated within an attractive row of cottages surrounded by open countryside, without compromising excellent transport links. The property lies on the outskirts of the village of Ower, only a short drive from the village of Lyndhurst and the market town of Romsey.

Entrance hall leading into the master bedroom to the right and a kitchen to the left leading to a further reception room.

The master bedroom is a generous double bedroom with a Jack-and-Jill style ensuite bathroom. There is one further double bedroom and a family bathroom on the first floor.

The house is extremely well presented to a high standard throughout and benefits from a substantial well maintained private garden.

EPC
42 E

Services

Water and sewerage included within the rent.
Mains electricity.
Oil-fired central heating.
Superfast internet available, according to Ofcom.
Mobile coverage limited, according to Ofcom.

Local Authority

New Forest LPA, tax band D

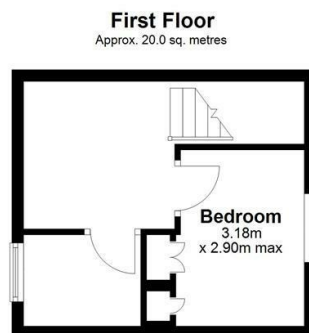
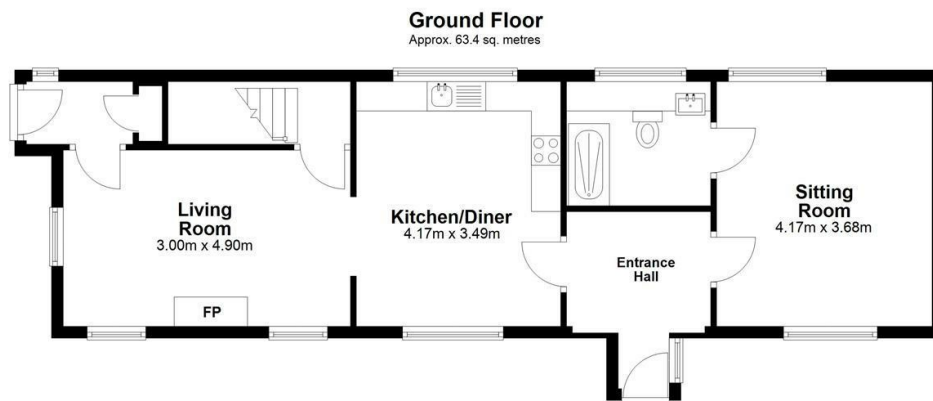
Deposit

Holding deposit £TBC
Deposit £TBC

Directions

From Romsey, head south on the A3090, Romsey Road until you reach Ower Roundabout. At the roundabout, take the third exit onto Salisbury Road. After approximately 0.3 miles, take the right hand turning onto Shelley Lane. Take the first right and Yew Tree Cottage is situated on your left hand side.
What3Words
<https://what3words.com/spell.unopposed.>





Total area: approx. 83.4 sq. metres
Yew Tree Cottage, Shelley Lane, Ower

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
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 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
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 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

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	

Lettings

01962 763908

lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk