



At home in West Tisted

Frenchleys, West Tisted

ALRESFORD, HAMPSHIRE, SO24 0HJ

Asking Rent £ 1,750 PCM

- EPC Rating D
- Holding Deposit £403.84
- Deposit £2019.20
- Council Tax Band C
- Countryside Views
- Three Bedrooms
- Sitting and Dining Room
- Kitchen / Breakfast Room
- Front and Rear Gardens
- Newly Redecorated Throughout



A semi-detached cottage located in the picturesque village of West Tisted. The property boasts countryside views to the rear, along with double bedrooms and two reception rooms.





Set on a good-sized plot, this cottage is approached via a pathway, leading to the front door. There is driveway parking for several vehicles.

Upon entering, there is an entrance hall with a doors off to the sitting room which benefits from a cosy open fire and the dining room, with views over the garden and farmland beyond. There is also a shower room, and spacious kitchen which is fitted with a range of base and eye level units and a breakfast bar. Upstairs, there is a larger than average landing, with doors off to the three bedrooms and newly fitted bathroom which comprises of a white suite with shower over the bath.

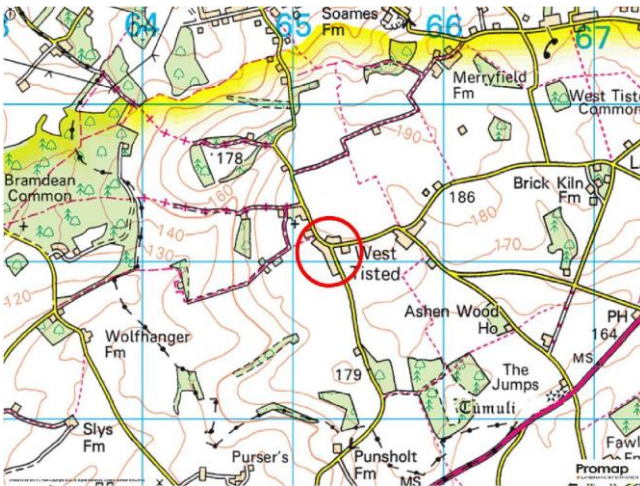
The house has been redecorated throughout.

Outside, there is a large driveway, and front garden. There is also a garden to the rear with views over the fields behind.



DIRECTIONS

From our office, turn left into East Street and proceed through Bishops Sutton. At the roundabout, turn left towards Ropley. Just after the petrol station, turn right onto Petersfield Road. Continue along and turn right into Stapley Lane. Upon Entering West Tisted, go past the Estate Office on the left. Turn left down Punsholt Lane, where the property can be found on the right hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	75		55

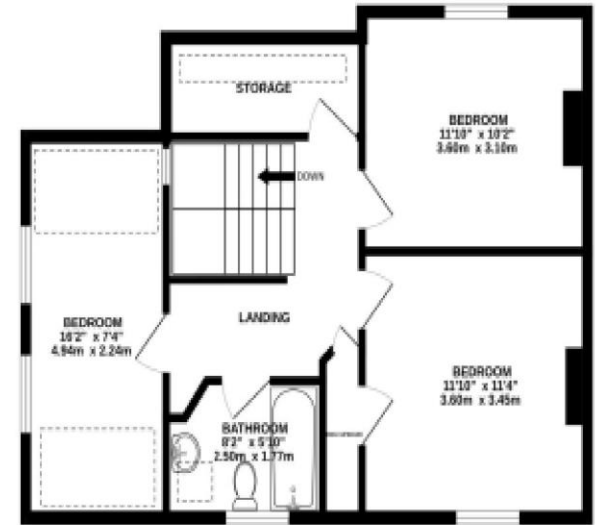
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

