



At home in West Tisted

Melbury, West Tisted,

ALRESFORD, SO24 0HJ

Asking Rent £ 1,700 PCM

EPC D

Holding Deposit £392.30

Deposit £1961.50

Council Tax Band C

Three / Four Bedrooms

Sitting Room

Kitchen / Dining Room

Far Reaching Views

Rear Garden

Off Road Parking



A wonderful rural home set in the picturesque village of West Tisted.





Set back from the road, this semi detached property has a long driveway with ample parking for several vehicles. There is also a garden which is mainly laid to lawn.

Upon entering the house, there is a porch and entrance hall with stairs to the first floor. There is a door through to the sitting room with feature brick fireplace. There is also a door through to the open plan kitchen / dining room, which is fitted with a country-style kitchen with a range of base and eye-level units. There is a further door through to the utility room and adjacent boot room and cloakroom.

Upstairs, there is the master bedroom which overlooks the front garden, benefits from a built in wardrobe. Bedroom 2 also has a built in wardrobe and has views over the rear garden and beyond. Bedroom three, which also has views to the rear has a door through to bedroom 4, which would also make an ideal nursery or study.

To the rear is a good-sized garden with adjacent fields to the side and rear.

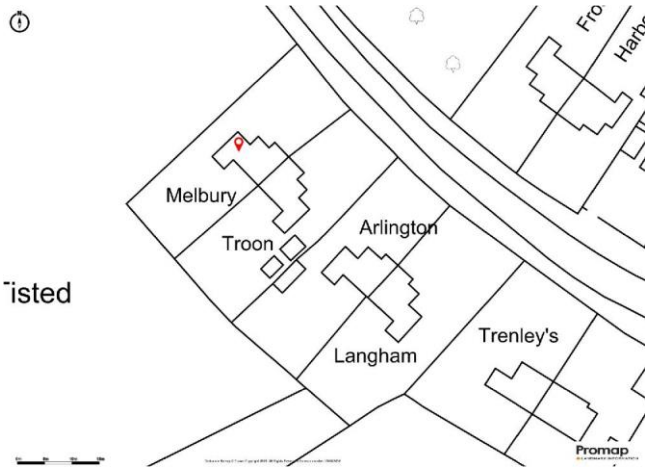
Ultrafast Broadband is available (Source: Ofcom). There is a mobile signal from O2 and Vodafone (Source: Ofcom).

The property is heated using LPG, and water and sewerage is provided by the Estate and recharged to the Tenant.

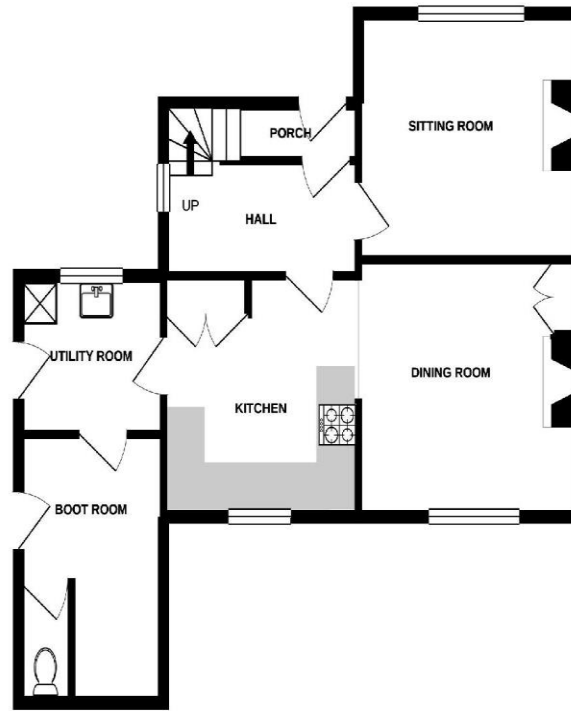


DIRECTIONS

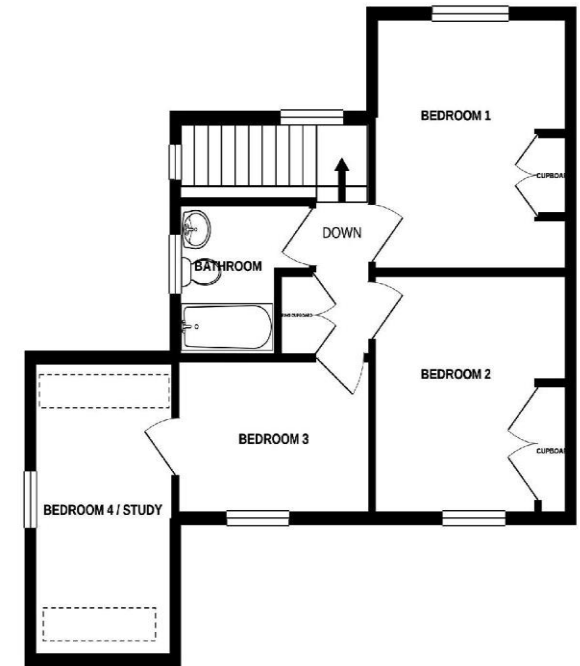
From our office, turn left into East Street and proceed through Bishops Sutton. At the roundabout, turn left towards Ropley. Just after the petrol station, turn right onto Petersfield Road. Continue along and turn right into Stapley Lane. Upon Entering West Tisted, go past the Estate Office where the property is the first semi on the right.



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	96	Very environmentally friendly - lower CO ₂ emissions (92-100) 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 60		Not environmentally friendly - higher CO ₂ emissions 60	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

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.

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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.

