

Hellards



At home in West Tisted

Ashenwood, West Tisted

ALRESFORD, HAMPSHIRE, SO24 0HJ

Asking Rent £ 1,900 PCM

- EPC Rating E
- Holding Deposit £438.46
- Deposit - £2192.30
- Council Tax Band C
- Rural Setting
- Three Bedrooms
- Two Reception Rooms
- Garden
- Off Road Parking
- Views over Adjacent Farmland



** Viewings from 16th April **A semi-detached cottage located in the picturesque village of West Tisted. The property boasts countryside views to the rear, along with three double bedrooms and two reception rooms.





Set on a good-sized plot, this cottage is approached via a shared pathway, leading to the front gate. Upon entering, there is a fitted kitchen with a useful larder. A door leads through to the rear hallway and utility room. There are a further two storage cupboards. Off the main entrance hall is a bathroom, comprising of a white suite with a shower over the bath. There is also a door through to the sitting room, which benefits from a cosy open fire, and views over the garden and farmland beyond. The downstairs is completed with a dining room which also overlooks the garden. Upstairs, there are three double bedrooms.

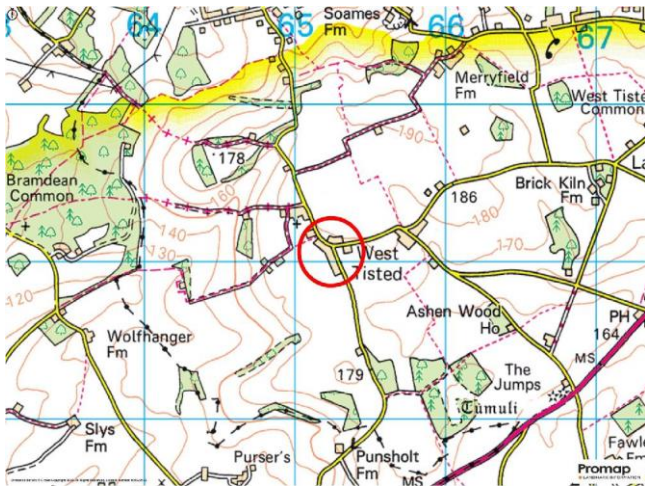
Outside, there is a wrap around garden that is laid to lawn with some well established trees and shrubs.

Ultrafast broadband is available (Source: Ofcom). There is likely to be a mobile signal from Three, O2 and Vodafone (Source: Ofcom).

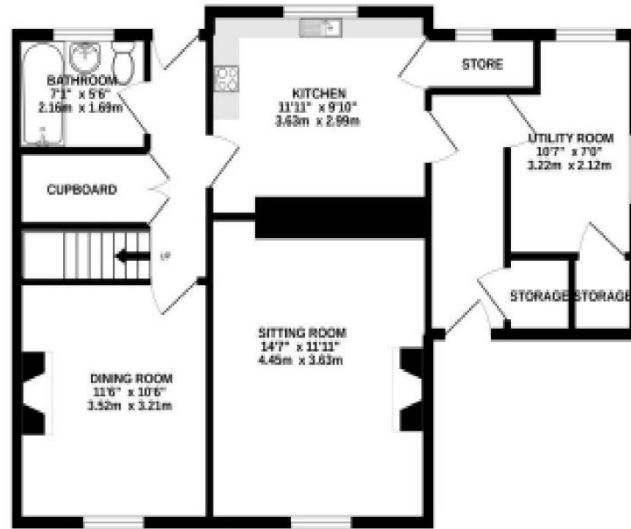


DIRECTIONS

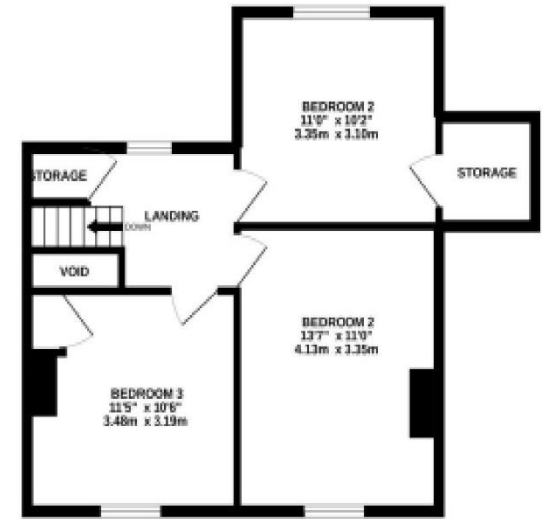
From our office, turn left into East Street and proceed through Bishops Sutton. At the roundabout, turn left towards Ropley. Just after the petrol station, turn right onto Petersfield Road. Continue along and turn right into Stapley Lane. Upon Entering West Tisted, go past the Estate Office on the left.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



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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		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	
	74		
	39		
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.

