



**UP SOMBORNE, STOCKBRIDGE, SO20**  
£1,500 per month\*

**Carter Jonas**

# UP SOMBORNE, STOCKBRIDGE, SO20

Recently refurbished throughout this semi detached cottage offers well presented and surprisingly spacious accommodation tucked away in this popular hamlet within easy reach of Winchester, Stockbridge, Romsey and Salisbury, the A34, A303 and M3.

Entrance hall with doors to sitting room with electric fire, dining room with door to rear garden and cloakroom. The kitchen is recently fitted with a range of wall and base level units and integrated dishwasher and an electric cooker and hob, space for fridge freezer. There is a separate utility room with space for appliances, the boiler and back door.

There are three double bedrooms two with built in wardrobes, a modern fitted bathroom with a shower over the bath and an airing cupboard on the first floor.

Outside the house is approached up a private drive shared with the house next door. There is a single garage. The gardens are of a good size and mainly laid to lawn and back on to farmland.

Council Tax Band: C

Holding fee equivalent to 1 week's rent £346

Deposit equivalent of 5 week's rent @ £1,500 pcm = £1,730

Offered for an initial minimum term of 12 months.

Mains electricity and water. Septic tank drainage.

Oil fired central heating

For internet and mobile coverage check the ofcom website

- 3 Bedrooms
- 2 Reception rooms
- Bathroom
- Garden
- Garage
- Parking
- Long Term
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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