



A 3/4 bedroom property situated in the village of Rotherwick, which is within easy access of both Hook and Hartley Wintney.

The entrance hall leads to a large lounge/dining room which has sliding doors onto the front garden. The fitted kitchen has a double oven, induction hob, dishwasher, washer/dryer and extractor fan. The study/family area has patio doors leading into the rear garden and there are 2 good sized bedrooms and a bathroom with a shower over the bath.

Upstairs there is a spacious landing leading to a bedroom with eaves storage, a shower room and a further bedroom/dressing room.

Outside there is a detached single garage and a gravel driveway to the front and a large rear garden with patio.

\*\*\* Landlord provides a weekly gardening service in the growing season and also provides broadband for the property \*\*\*

Available Now.

Energy Efficiency rating - E / Council tax Band - F / Tenancy Length – 12 months

## ADDITIONAL CHARGES

Security deposit - £2884.00 (5 weeks rent), Holding deposit – £576.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; [mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf)

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



## WEDMANS LANE, HOOK

£2,500 pcm