



A modern built semi-detached, three-bedroom property situated in the village of Long Sutton in a rural setting with local amenities which include a primary school, a parish church and village hall, as well as the independent school, Lord Wandsworth College a short drive away.

Accommodation consists of a generous reception hall, with access to a cloakroom, storage cupboards and utility room with washing machine. The modern fitted kitchen benefits from integrated appliances that include a cooker, dishwasher and space for fridge/freezer, with plenty of fitted units, central island, wine fridge, open plan to the dining area, access to the garden via french doors. A spacious living room with log burner. Upstairs, there are three double bedrooms, a generous master with a stylish modern fitted en-suite double built-in wardrobe. The remaining bedrooms are all a good size and will fit a double bed, the first floor further served by a modern fitted family bathroom.

To the front of the property there is a driveway which provides parking space for two vehicles. The rear garden has an extensive patio which leads onto a large lawned area which is going to be enclosed by panel fencing which offer views across the fields.

The property comes to the market unfurnished and available from the middle of September.

Efficiency Energy Rating - C Council tax band - F Tenancy length 12 months

#### ADDITIONAL CHARGES:

Security deposit - £2,538.00 (5 weeks rent), Holding deposit – £507.00 (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/2019/05/Tenant-fees-new-tenancies.pdf](http://mccarthyholden.co.uk/wp-content/uploads/2019/05/Tenant-fees-new-tenancies.pdf)



## LONG LANE, LONG SUTTON

£2,200 pcm