



A 3/4 bedroom property situated in the village of Rotherwick, which is within easy access of both Hook and Hartley Wintney. The property underwent refurbishment last year and is neutrally decorated throughout.

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.

Available Unfurnished, early July.

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

ADDITIONAL CHARGES

Security deposit - £3455.00 (5 weeks rent), Holding deposit – £691.00 (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/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.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

£2,995 pcm