

# Purdie & Swan

Lettings and Property Management



Dummer, Near Basingstoke  
Price: £2975 PCM



## Property Features

LARGE MAINTAINED GARDEN \* LARGE GARAGE \* VILLAGE LOCATION \* UNFURNISHED \* AVAILABLE NOW \* PARQUET FLOORING IN RECEPTION ROOM \* WORKING FIREPLACE \* ALARM \* DETACHED HOUSE \* LARGE DRIVEWAY.

## Description

A substantial, light and airy house which is located in this pretty village ideally located for Basingstoke and the M3 and its onward links. The property is reached via a gravel driveway with plenty of parking. The garden, which is maintained by the Landlord, is secure to the rear and is a good size mainly laid to lawn. On entering the property at one end of the house there is a breakfast room which leads to the kitchen with plumbing for dishwasher, space for fridge/freezer, built in hob and oven and plenty of storage, this leads onto a utility room with plumbing for washing machine and space for a dryer and with a door that leads to the outside and another into the garage (the garage is a double garage however the gardener stores their ride on lawnmower etc). On the ground floor there is also a large sitting room with doors to the outside and a dining room with parquet flooring and working fireplace. A cloakroom and understairs storage completes the ground floor. Upstairs there is the main bedroom with ensuite bathroom with ensuite dressing area, three further double bedrooms, small study/large cupboard and family bathroom. There is also a working alarm system and attic storage. Oil central heating and hot water, private drainage which is at the Tenants cost and mains connected electricity (there are solar panels which will assist with the supply).

## Additional Information

Available: Now

Postcode: RG25 2AJ

EPC Rating: D

Basingstoke and Deane Borough Council: Tax band G

Deposit: £3432 (five weeks based on advertised rent)

Holding deposit: £686 (one week based on advertised rent)

Unfurnished

Pets welcome

Broadband available refer to the Ofcom Checker for more detail:

Superfast Fibre Broadband – Up to 76 Mbps download speed

Standard Broadband – Up to 21 Mbps to download speed

Mobile Signal/Coverage (refer to the Ofcom Checker for more detail

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>):

Providers with coverage: Three, EE, 02, Vodafone



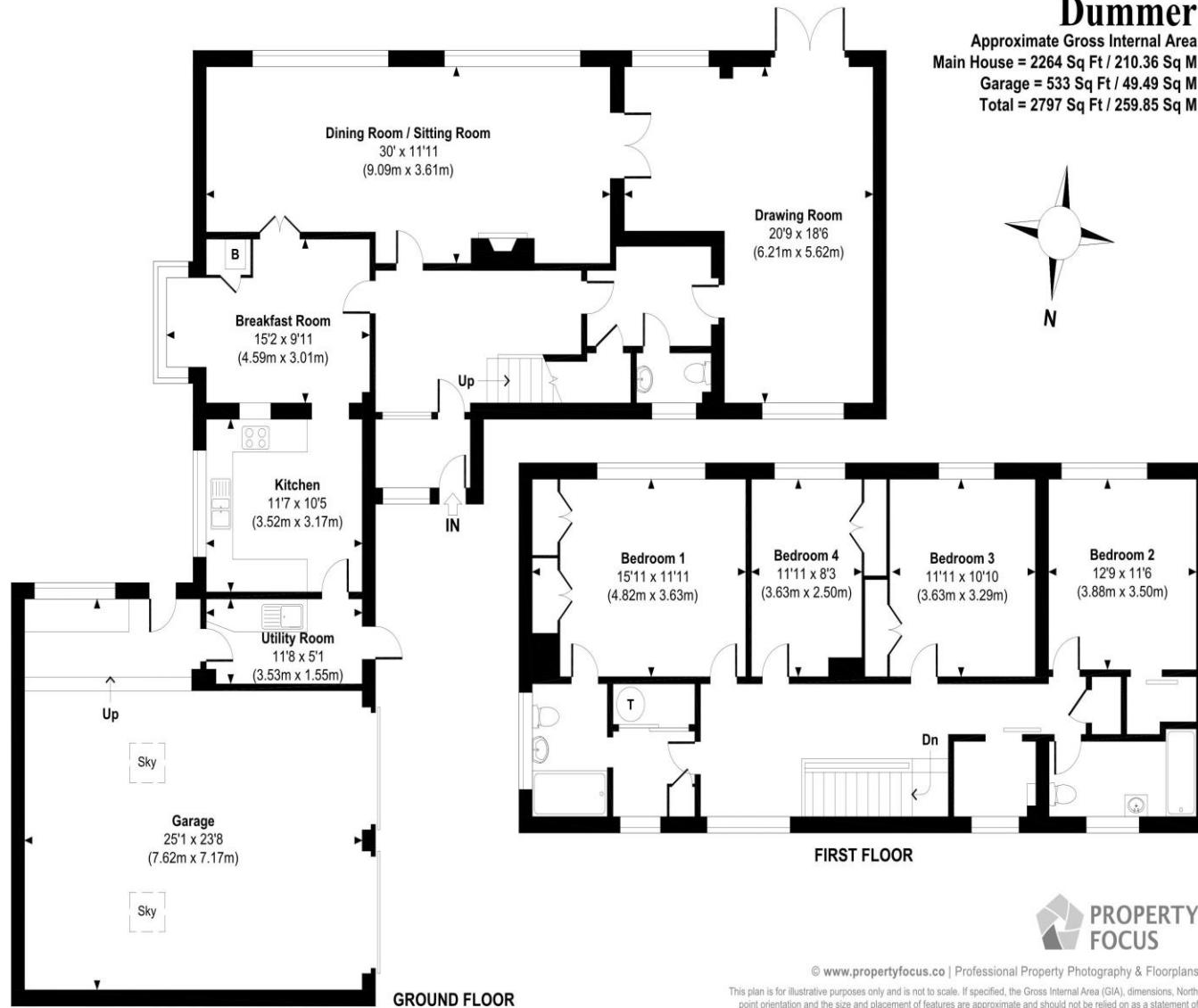
## AGENTS DETAILS

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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