



2 Yonge Cottages, Rockbourne, Fordingbridge, SP6 3NJ

£1,300 pcm





DESCRIPTION

2 Yonges Cottages is a charming, red-brick, semi-detached cottage with light and airy accommodation, a good size rear garden and off road parking.

LOCATION

Rockbourne is a sought after village set to the north west of Fordingbridge and south of Salisbury. Facilities within the village include a Church, primary school, public house and cricket pitch. A more comprehensive range of facilities can be found nearby in Fordingbridge and also in Salisbury.

ACCOMMODATION

Wooden front door leads to:

Entrance Hall

Stairs to first floor. Radiator. Window to side. Thermostat for central heating. Understairs cupboard. Newly fitted carpet. Doors to:

Sitting Room

11'3 x 10'11 (3.35m'0.91m x 3.05m'3.35m)
A sunny room with window to rear. Open fireplace. Radiator.

Bathroom

6'6 x 5'7 (1.83m'1.83m x 1.52m'2.13m)
A white suite of bath with mixer tap and shower attachment, hand wash basin and push button WC. Obscure glazed window to side. Heated towel rail. Shower screen. Mirror. Extractor fan.

Kitchen

11'10 x 10'10 max (3.35m'3.05m x 3.05m'3.05m max)
A newly fitted kitchen fitted with a range of base cupboards, drawer units and wall mounted units. Contrasting worktop with tiled splashback. Inset stainless steel sink and drainer unit. Downlights. Integrated electric oven with hob and extractor fan

over. Integrated dishwasher. Window. Door to rear lobby. Vinyl flooring. Square arch to:

Dining Room

11'10 x 10'11
Window. Radiator. Log burner with brick surround and mantle.

Landing

Window to rear. Radiator. Hatch to loft space.

Bedroom 1

11'3 x 11'1
A good size double with window to rear. Radiator. Feature fireplace – not working.

Bedroom 2

10'10 x 10'7 (3.05m'3.05m x 3.05m'2.13m)
A good size double. Window. Radiator. Fitted wardrobes. Feature fireplace – not working.

Bedroom 3

10'10 x 8'10 minimum (3.05m'3.05m x 2.44m'3.05m minimum)

Window to front and side. Radiator. Airing cupboard housing hot water tank.

OUTSIDE

A private driveway leads up from the road to the property where there is parking for several vehicles. The garden is mainly laid to lawn and of a good size. Outside tap. Pond. Well stocked flower and shrub beds. Patio with pergola over. Summerhouse. Brick built storage shed and additional wooden shed. Oil storage tank. Views to the rear across farmland.

Services

Mains electricity, water, and telephone. Oil central heating. Private drainage.

Council Tax

Band D. New Forest Council Current annual rate £1,971.69 (2022/23)

Restrictions

No sharers or smokers.

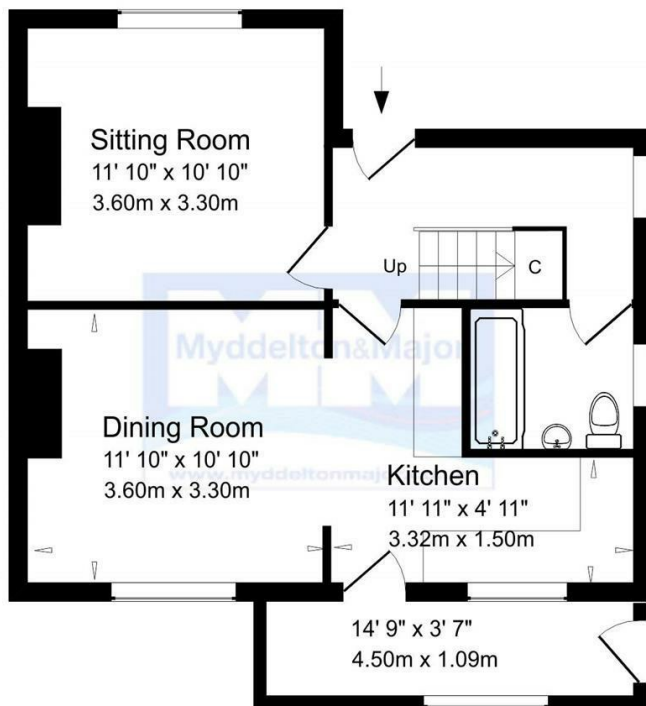
Tenancy

To be let unfurnished on an Assured Shorthold Tenancy (6-12 months only).

Directions

Leave Salisbury via the A354 Blandford Road and proceed through the village of Coombe Bissett. Turn left signposted for Rockbourne and continue along this road, through the village of Rockbourne. The property will be found shortly after the village hall, set back from the road, on the right hand side.

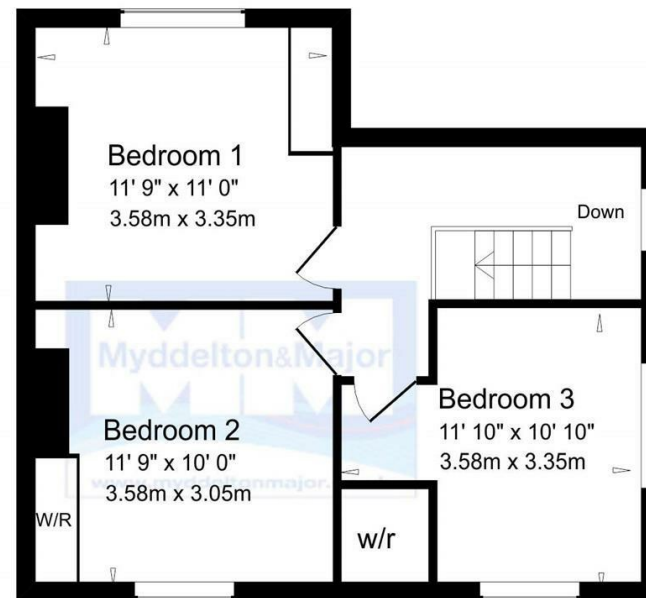




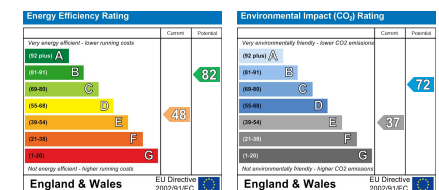
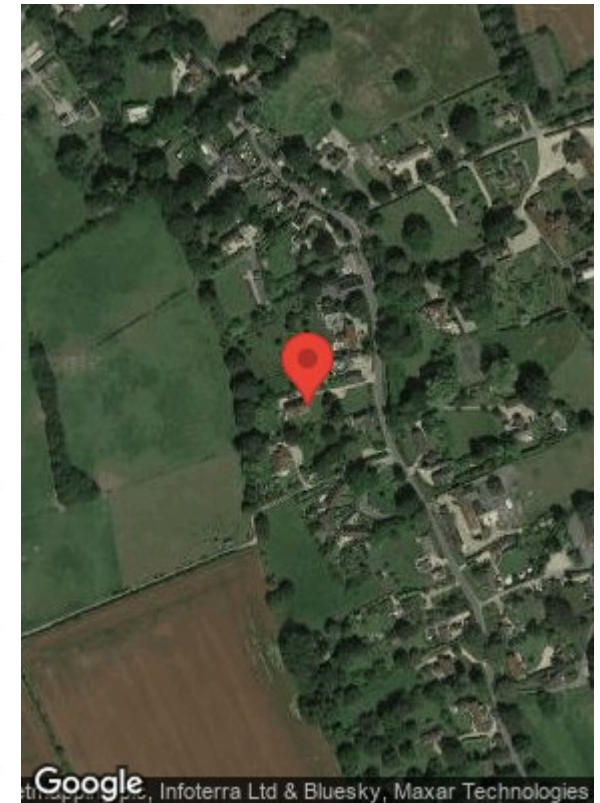
Ground Floor

Approximate Gross Internal Floor Area 960 Sq. Ft./ 89 Sq. M

Measurements quoted are to IPMS: Residential 2
For indicative purposes only. Copyright Jemesis Ltd 2019
Drawing Number : 164-0118



First Floor



49 High Street Salisbury Wiltshire SP1 2PD

01722 337579

www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: – i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract.

ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.