

x0024795 1br (, USD)



Location **New Hampshire**
<https://www.genclassifieds.com/x-372769-z>

Located on 3.5 pristine acres, with owner living upstairs. Please take the time to read this entire description before contacting homeowner.

Includes heat and hot water, plus free electricity during PSNH power failures (via powerful expensive Onan integrated generator, like those in hospitals).

Ground floor entrance and patio accessible from private driveway on right side of building. This is not visible from homeowner's entrance at upper level, which is accessible from another driveway on left side, as shown in photo. Since homeowner pays \$75 to plow tenant's driveway each time it snows, plus \$35 to sand when necessary, this cozy apartment often costs homeowner more than tenant pays.

Fully carpeted with window coverings provided in all rooms.

Ample closets, cupboards, and built-in bookcases.

Heated by baseboard hot water, controlled by your own thermostat.

Bedroom has 2 full closets, each with an upper and lower removable pole and shelf. Also triple casement windows (with screens) that crank open, and built in book cases with adjustable shelves.

Dining room and living room each have sliding glass doors leading to cement patio, with flowering shrubs, etc.

Bedroom has a fireplace with wood burning stove. Can be used for extra heat in winter. Living room has a fireplace.

Breakfast bar with stools is located between kitchen and dining room.

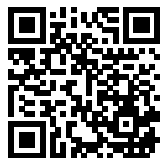
Kitchen has refrigerator, sink, dishwasher, propane range.

Shared bathroom has neo-angle shower but no tub. Long marble-top sink with triple-mirror medicine cabinet overhead. Free washer/dryer laundry facilities located at end, near 2nd entrance.



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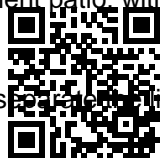
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Very cool in the summer. Previous tenant reported electric bill is under \$35 monthly since no A/C required, as long as the windows and curtains are kept closed.

This is being offered for SINGLE OCCUPANCY ONLY, since the rooms are small.

No public transportation is available, since this is in a rural area.

Available month to month. No lease, but DEPOSIT AND REFERENCES REQUIRED.

You will first have to complete a questionnaire including proof of employment within reasonable commuting distance from the town of Sanbornton, NH. This is minutes from Franklin, Tilton, and New Hampton. Also half an hour or less (in different directions) from Concord, Plymouth, Laconia, Belmont, Meredith, and Bristol.

Homeowner does not accept payment from any 3rd party, including parents or relatives wishing to pay for students, etc.

NO SMOKING, PETS (of any kind), OR ILLEGAL DRUGS ALLOWED ON THE PREMISES AT ANY TIME.

Please do NOT contact homeowner with intent to "negotiate" stated policies, such as number of occupants, allowance of certain types of pets, smoking,.