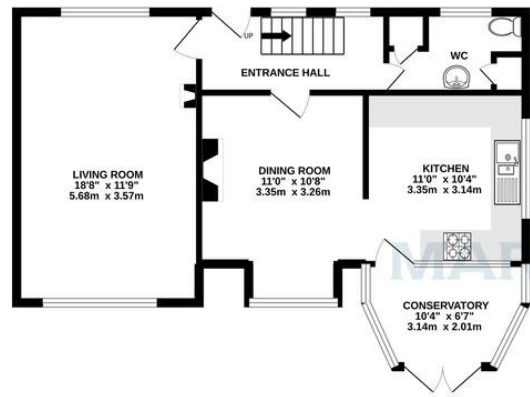


GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



TO LET



Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Town Centre

3 Bedrooms, 1 Bathroom, Detached House

£1,595 pcm





Town Centre

Detached House,
3 bedroom, 1 bathroom

£1,595pcm

Date available: 10th May 2024

Deposit: £1,840

Unfurnished

Council Tax band: E

- Three Bedroom Detached House
- All Bedrooms are Doubles
- Two Reception Rooms
- Conservatory
- Well Appointed Kitchen
- Downstairs Cloakroom
- Gas Central Heating
- Sorry No pets

A stunning three bedroom detached home located in the town centre. The property has two separate reception rooms, conservatory and well-appointed kitchen. The property has a downstairs cloakroom, three double bedrooms, well stocked garden and driveway parking for several cars.

FRONT DOOR TO

ENTRANCE HALL Parquet flooring, radiator, two front aspect windows & Hive thermostat control (internet required)

LIVING ROOM 18' 8" x 11' 9" (5.68m x 3.57m) Dual aspect, two radiators and wood burner.

DINING ROOM 11' 0" x 10' 8" (3.35m x 3.26m) Rear aspect bay window, wood burner with fireplace and radiator.

KITCHEN 11'0" x 10' 4" (3.35m x 3.14m) Side aspect window. There is a 1 1/2 bowl sink unit with single cupboard under, further range of matching cupboards and drawers with pull-out larder. There is a built in double oven, four ring gas hob with extractor over, integrated dishwasher and built in fridge/freezer. There are also granite worktops. Door to conservatory.

CONSERVATORY 10' 3" x 6' 7" (3.14m x 2.01m) Range of double glazed windows and French window to garden.

CLOAKROOM Front aspect window. Vanity sink unit with tiled splash back and

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



low-level W.C. There is a storage cupboard and airing cupboard with hot water cylinder and gas boiler.

FIRST FLOOR LANDING Front aspect window and radiator,

BEDROOM 1 11' 9" x 11' 7" (3.60m x 3.54m) Dual aspect windows and radiator.

BEDROOM 2 11' 2" x 10' 11" (3.41m x 3.33m) Rear aspect window and radiator.

BEDROOM 3 10' 11" x 10' 2" (3.33m x 3.11m) Rear aspect window, radiator and freestanding wardrobes.

BATHROOM Front aspect window. Panelled enclosed bath with glass shower screen with electric shower over, vanity sink unit and low level W.C. Towel radiator and tiled walls.

OUTSIDE

DRIVEWAY PARKING Large block paved driveway with parking for several cars, gate to rear garden. Please note the garage is not included in the tenancy.

REAR Well stocked garden with a range of boarders, pond and lawned area. There is a small summer house

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the aforementioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and pay slips

MATERIAL INFORMATION

Council Tax Band: E
EPC D
Tenancy Term: 12 Months minimum term
Rent: £1595 per month
Deposit: £1840
UNFURNISHED

Due to the pond in the garden the property will not be suitable for people with young children

