



TOTAL FLOOR AREA: 1678 sq.ft. (155.8 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.  
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**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 for 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.

**Centenary Fields, Bramley, RG26 5GU**

**4 Bedrooms, 2 Bathrooms, Detached House**

**£2,300 pcm**







## Bramley

Detached House,  
4 bedrooms, 2 bathrooms

£2,300 pcm

Date available: 6th July 2024

Deposit: £2,653.84

Unfurnished

Council Tax band: F

- Four Bedroom House
- Large Kitchen/Diner
- Utility Room
- En-Suite Shower Room
- Good Size Garden
- Garage and Driveway
- Electric Charging Port

Charming 4-bed family home in Bramley's Centenary Fields, close to local amenities & transport links. Large kitchen/dining area, cozy study, underfloor heating, private driveway with an electric port & a good-sized garden with patio & meadow views. A pet would be considered for this family home

ENTRANCE HALL Laminate flooring, underfloor heating and under stairs storage cupboard.

LIVING ROOM 17' 0" x 11' 5" (5.2m x 3.5m) Front aspect window, carpet and underfloor heating.

KITCHEN/DINING ROOM 27' 6" x 9' 6" (8.4m x 2.9m) Rear aspect windows, patio doors to the garden, a range of eye and base level storage units with rolled edge work surfaces, built in fridge/freezer, integrated double oven, 5 gas burner, integrated dishwasher, tiled floor and underfloor heating.

STUDY 8' 2" x 7' 2" (2.5m x 2.2m) Front aspect window, carpet and underfloor heating.

UTILITY ROOM 8' 2" x 5' 10" (2.5m x 1.8m) Door to the driveway, a range of eye and base level storage units with rolled edge work surfaces, washing machine, dryer and tiled floor

CLOAKROOM Side aspect window, low-level WC, wash hand basin, towel radiator and tiled floor.

LANDING Carpet, radiator and large storage cupboard.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 1 12' 1" x 11' 5" (3.7m x 3.5m) Rear aspect window, carpet, radiator, built in wardrobes and door to the en-suite.

EN-SUITE SHOWER ROOM 7' 10" x 5' 2" (2.4m x 1.6m) Large shower enclosure, side aspect window, low-level WC, wash hand basing, towel radiator and tiled floor.

BEDROOM 2 11' 3" x 9' 6" (3.4421m x 2.9m) Rear aspect window, carpet and radiator, built in wardrobes

BEDROOM 3 11' 9" x 9' 2" (3.6m x 2.8m) Front aspect window, carpet and radiator.

BEDROOM 4 11' 5" x 10' 5" (3.5m x 3.2m) Front aspect window, carpet and radiator.

BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and tiled floor.

GARAGE 20' 0" x 9' 10" (6.1m x 3.0m) Up and over door, light and power.

OUTSIDE To the front of the property, there is driveway parking for two cars with additional visitor parking opposite, and views over open meadows. There is an electric car charging port

To the rear of the property, there is an enclosed south facing garden, with large patio area adjacent to the property and side access gate to the front of the property.

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.



Pets

If a tenancy is agreed to include pets, an additional £50 per month in rent will be payable for the duration of the tenancy.

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](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

Rent - £2,300 per calendar month

Deposit - £2,653

Council Tax Band - F

EPC Rating - B

Minimum Term - 12 Months

