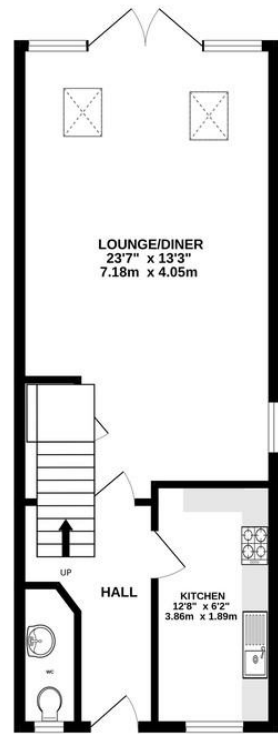
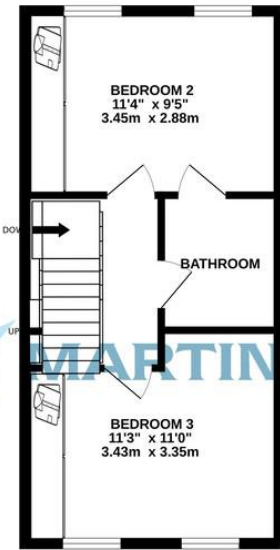


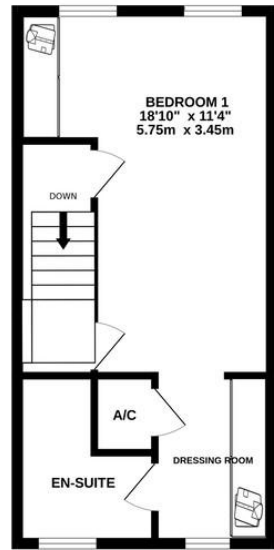
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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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TO LET



**Martin & Co Basingstoke**

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**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, 2 Bathroom, Semi-Detached House**

**£1,850 pcm**







## Town Centre

Semi-Detached House,  
3 bedroom, 2 bathroom

£1,850 pcm

Date available: 11th December 2024

Deposit: £2,134

Furnished Optional  
Council Tax band: D

- Newly Decorated Throughout
- Three Bedrooms
- Two Bathrooms
- Kitchen with Appliances
- Enclosed Garden
- Garage
- Driveway Parking

A beautifully presented three bedroom home located in Chapel Gate, just a short walk from the town centre and train station.

Comprising 3 bedrooms, two bathrooms, cloakroom, lounge/dining room, kitchen with appliances, enclosed garden, driveway parking and garage. The property also benefits from solar panels with battery storage.

Viewing is highly recommended.

HALL Tiled floor and stairs to the first floor landing.

LIVING / DINING ROOM 23' 6" x 13' 3" (7.18m x 4.05m) Side and rear aspect windows, doors to the garden with Velux style windows above, tiled floor, underfloor heating and under stairs storage cupboard.

KITCHEN 12' 7" x 6' 2" (3.86m x 1.89m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob, dishwasher, washing machine, fridge/freezer, tiled floor and underfloor heating.

CLOAKROOM Low-level WC, wash hand basin, tiled floor and underfloor heating.

FIRST FLOOR LANDING Karndean wood effect flooring.

BEDROOM TWO 11' 3" x 9' 5" (3.45m x 2.88m) Front aspect window, Karndean wood effect flooring, radiator, three double wardrobes and a 'Jack and Jill' door to the bathroom.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM THREE 11' 3" x 10' 11" (3.43m x 3.35m) Rear aspect window, Karndean wood effect flooring and three double wardrobes.

BATHROOM 6' 11" x 5' 5" (2.12m x 1.67m) Bath, low-level WC, wash hand basin, towel radiator and vinyl floor.

SECOND FLOOR LANDING Leading to a large bedroom suite comprising:

BEDROOM ONE 18' 10" x 11' 3" (5.75m x 3.45m) Front and rear aspect windows, three double wardrobes, storage cupboard, Karndean wood effect flooring, radiator and lift access to a very large loft space (ideal for storage).

DRESSING ROOM 9' 10" x 3' 9" (3.0m x 1.16m) Three double wardrobes, airing cupboard, Karndean wood effect flooring and door to the en-suite.

EN-SUITE SHOWER ROOM 6' 6" x 6' 6" (2.0m x 2.0m) Front aspect window, large shower enclosure, low-level WC, wash hand basin, towel radiator and vinyl floor.

GARAGE 19' 3" x 9' 10" (5.87m x 3.0m) Extra long garage with up and over door, light and power, with a large open roof space.

OUTSIDE To the front of the property, there is driveway parking for 2 to 3 cars.

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

APPLIATIONS 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 above mentioned 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](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: D  
Basingstoke and Deane  
EPC Rating: B

Minimum Tenancy Term: 12 Months FIXED term  
Driveway Parking

A holding Deposit equivalent to 1 weeks' rent will be required

There are solar panels provided with battery storage at the property. They reduce the cost of electric during the winter months, and provide a rebate against your bill during the summer months if not fully used. The saving is estimated to be in the region of £75-100\* per month (\*subject to sunlight).

