



TOTAL FLOOR AREA: 1486 sq.ft. (138.1 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 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.



Kingsmill Road, Basingstoke

4 Bedrooms, 1 Bathroom, Detached House

£1,900 pcm





Kingsmill Road, Basingstoke

Detached House,
4 bedroom, 1 bathroom

£1,900 pcm

Date available: 10th February 2025

Deposit: £2,192

Unfurnished

Council Tax band: E

- SIX MONTH ONLY LET
- Four Bedrooms
- Three Reception Rooms
- Kitchen with Appliances
- Attached Garage
- Shower Room and Cloakroom
- Driveway Parking

SIX MONTH ONLY LET - A well presented family home located in Kingsmill Road, comprising four bedrooms, bathroom, lounge, dining room, study, kitchen with appliances, cloakroom, garage, driveway parking and enclosed garden.

The property is available unfurnished.

HALL Side and front aspect windows, carpet, radiator, storage cupboard and door to the garage.

STUDY 10' 3" x 9' 3" (3.13m x 2.84m) Carpet, radiator and opening to the dining room.

DINING ROOM 18' 11" x 8' 11" (5.78m x 2.73m) Side and rear aspect windows, doors to the garden, carpet and radiator.

LOUNGE 19' 1" x 11' 6" (5.83m x 3.53m) Front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



window, carpet, radiator and feature fireplace (the gas fire does not work).

KITCHEN/BREAKFAST ROOM 13' 10" x 9' 0" (4.22m x 2.76m) Rear aspect window, door to the garden, a range of eye and base level storage units with rolled edge work surfaces, integrated double oven, four ring gas hob, washing machine, fridge/freezer, radiator and vinyl floor.

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

LANDING Carpet and airing cupboard (loft access is excluded from the tenancy).

BEDROOM ONE 15' 2" x 10' 5" (4.64m x 3.18m) Rear aspect window, wardrobe, carpet and radiator.

BEDROOM TWO 11' 2" x 10' 5" (3.41m x 3.18m) Rear aspect window, wardrobe, carpet and radiator.

BEDROOM THREE 10' 6" x 8' 2" (3.21m x 2.49m) Front aspect window, wardrobe, carpet and radiator.

BEDROOM FOUR 11' 6" x 8' 3" (3.53m x 2.54m) Front aspect window, carpet and radiator.

SHOWER ROOM 8' 2" x 5' 6" (2.51m x 1.7m) Side



aspect window, large shower enclosure, low-level WC, wash hand basin, two towel radiators and vinyl floor.

GARAGE 16' 4" x 9' 5" (5.0m x 2.88m) Up and over door, light, power, drying machine and fridge/freezer. (The freezers in the garage are not included in the tenancy)

OUTSIDE To the front of the property, there is driveway parking for two to three cars, a small garden and side access to the rear of the property.

To the rear of the property, there is an enclosed garden with large patio area to the rear and side of the property and a raised garden to the rear.

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 afore mentioned reasons

