



TOTAL FLOOR AREA : 848 sq.ft. (78.7 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 ©2025



TO LET

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Lychpit
 3 Bedrooms, 1 Bathroom, Semi-Detached House

£1,500 pcm

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.





Lychpit

Semi-Detached House,
3 bedroom, 1 bathroom

£1,500 pcm

Date available: 1st March 2025

Deposit: £1,730

Unfurnished

Council Tax band: D

- Three Bedroom Semi-Detached House
- Modern Kitchen
- Modern Bathroom
- 15' Living Room
- Garage and driveway Parking
- South East Facing Garden

A well presented three bedroom semi-detached family home. The property comprises, three bedrooms, kitchen/dining room, living room, modern bathroom and there is a pleasant south-east facing garden. Further benefits include a garage and driveway parking.

DOUBLE GLAZED DOOR TO

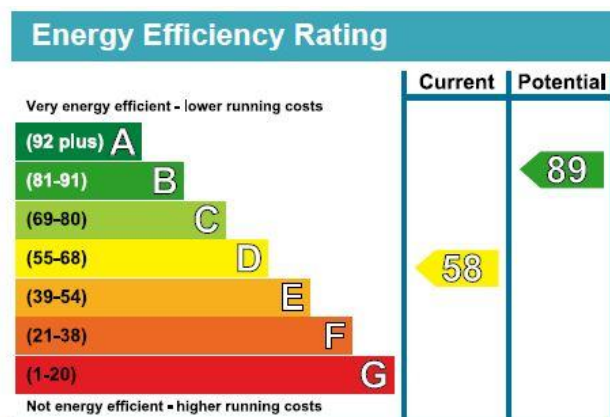
ENTRANCE HALL Deep storage cupboard.

KITCHEN/DINER 15' 9" x 7' 8" (4.81m x 2.33m) Two Front aspect double glazed windows. New kitchen with single bowl sink unit with cupboard under, further range of matching cupboards and drawers. There is a double electric oven, induction hob, washing machine and fridge/fridge and radiator.

LIVING ROOM 15' 11" x 14' 1" (4.85m x 4.29m) Rear aspect double glazed window, double glazed door to garden. Radiator and stairs to first.

LANDING Storage cupboard

BEDROOM 1 9' 5" x 9' 4" (2.86m x 2.85m) Front aspect double glazed window, radiator and two double wardrobes.



BEDROOM 2 11' 1" x 6' 10" (3.40m x 2.09m) Rear aspect double glazed and radiator.

BEDROOM 3 7' 5" x 5' 9" (2.28m x 1.74m) Rear aspect window, radiator and wardrobe

BATHROOM Side aspect double glazed window. Re-Fitted bathroom with panelled enclosed bath with power shower over, low level W.C, vanity sink unit and radiator.

OUTSIDE Gravel driveway with double doors to garage

GARAGE 16' 6" x 9' 10" (5.02m x 3.0)

GARDEN South-east facing garden, outside tap. Large lawned area, enclosed by panel fencing and side gate access to front

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 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 a pet, 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

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 payslips

MATERIAL INFORMATION

Council Tax Band: D

Basingstoke and Deane

EPC rating: D

Minimum Tenancy Term - 12 Months

UNFURNISHED

