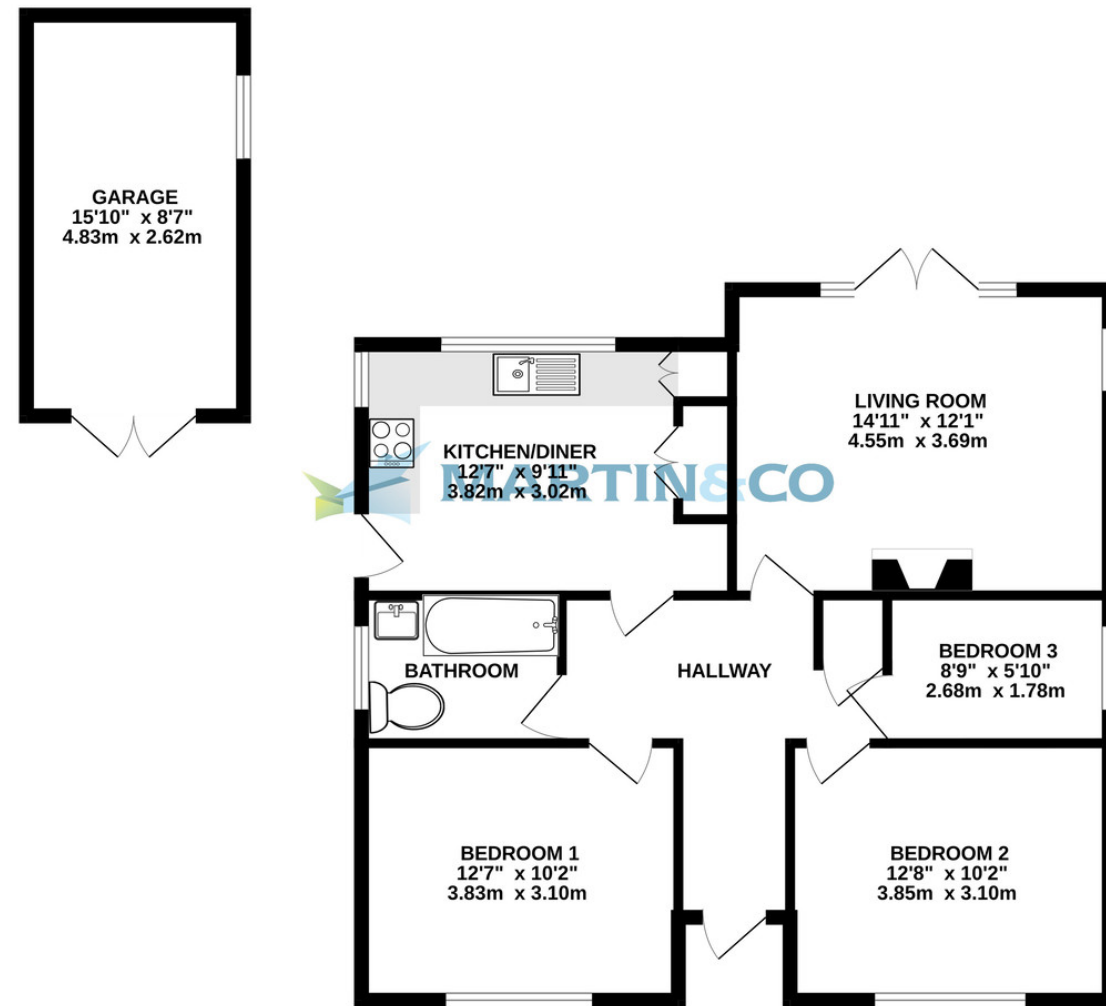


GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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.



TO LET



Pack Lane, Basingstoke, RG22 5HW

3 Bedrooms, 1 Bathroom, Detached Bungalow

£1,650 pcm

MARTIN&CO



Kempshott

Detached Bungalow, 3 bedroom, 1 bathroom

£1,650 pcm

Date available: Available Now
Deposit: £1,903
Unfurnished
Council Tax band: D

- Detached Bungalow
- Three Bedrooms
- Living Room
- New Kitchen
- New Bathroom
- Detached Garage
- Enclosed Rear Garden with Patio

A beautifully presented three bedroom detached bungalow, located on Pack Lane in Kempshott.

The property has been completely refurbished throughout, and comprises three bedrooms, living room, brand new kitchen, new bathroom, enclosed garden, separate garage and driveway parking for several cars.

Viewing is highly recommended.

ENTRANCE HALL A bright and welcoming hallway with fresh décor and wood-effect flooring. Built-in cupboard provide useful storage, with doors leading to the main rooms.

LIVING ROOM 14' 11" x 12' 1" (4.55m x 3.68m) A bright and comfortable living space with fresh décor and new carpets. French doors open onto the patio and rear garden, bringing in plenty of natural light. The original fireplace is now decorative only, while modern electric heating provides efficient warmth.

KITCHEN 12' 7" x 9' 11" (3.84m x 3.02m) A newly installed kitchen designed with both style and practicality in mind. Finished with wood-effect flooring and matching worktops, complemented by modern grey shaker-style cabinets. Appliances provided include a brand new electric hob with extractor above, built-in oven, washing machine, and tumble dryer. A one-and-a-half bowl sink with mixer tap is set beneath a large window overlooking the rear garden, bringing in plenty of natural light. Additional features include tall storage cupboards and open shelving, offering excellent space for household items. There is a dedicated recess for a fridge-freezer (to be supplied by tenants). A side door provides direct access to the driveway

BEDROOM ONE 12' 7" x 10' 2" (3.84m x 3.1m) A spacious double bedroom with a large bay-style window overlooking the front. Finished with fresh neutral décor, new carpet, and modern electric heating.

BEDROOM TWO 12' 8" x 10' 2" (3.86m x 3.1m) A well-proportioned double bedroom with bay window to the front, newly decorated in neutral tones and fitted with new carpet. Modern electric heating.

BEDROOM THREE 8' 9" x 5' 10" (2.67m x 1.78m) A single bedroom, ideal as a child's room, study, or home office. Freshly decorated with new carpet and modern electric heating, with a window to the side aspect.

BATHROOM A brand new three-piece bathroom suite, finished with modern wall panelling and wood-effect flooring. Includes a bath with overhead rainfall shower and screen, wash basin with mirrored cabinet, and low-level WC. A heated towel rail and rear window provide practicality and light.



OUTSIDE

GARAGE 15' 10" x 8' 7" (4.830m x 2.62m) A detached garage sits to the side of the property, accessed via the long gravel driveway. Inside, it offers a solid concrete floor, power and lighting, fitted shelving, and ample space for storage or use as a workshop. With its wide opening doors and additional window, it provides both practicality and flexibility - whether for secure parking, hobby use, or simply as a generous storage solution.

FRONT This attractive detached bungalow enjoys a prime position on Pack Lane and is approached via a wide gravel driveway, offering ample parking for multiple vehicles. The driveway continues along the side of the property, secured by fencing, and leads to a detached garage at the rear. The frontage combines a generous expanse of gravel with a shaped lawn and mature trees and shrubs, creating a sense of privacy while keeping maintenance to a minimum. The layout makes this an ideal space for anyone with several cars, visiting guests, or those needing additional room for a caravan, van, or trailer.

REAR The rear garden is a particular feature, combining space, privacy, and character. A paved patio sits directly behind the property, providing an ideal spot for outdoor dining, with a generous lawn beyond. Mature apple trees are dotted through the garden, alongside a variety of established shrubs and hedging that create a secluded backdrop. There is also a greenhouse and a timber shed, perfect for storage or gardening use. A gravel pathway leads through to a more private section framed by an arched trellis, giving the garden real charm and versatility. An external power point adds to the practicality.

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.



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

KEY FACTS FOR RENTERS
Council Tax Band: D
Basingstoke and Deane
EPC Rating: TBC
Minimum Tenancy Term: 12 Months
UNFURNISHED
Driveway Parking for Several Cars

