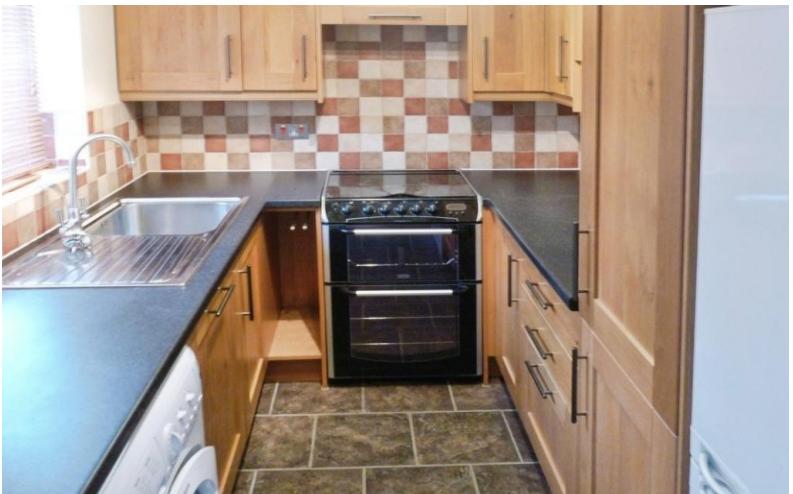


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



## Kempshott Rise

2 Bedrooms, 1 Bathroom, End of Terrace

£1,300 pcm

**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: [basingstoke@martinco.com](mailto:basingstoke@martinco.com) <http://www.martinco.com>

**01256-859960**

**MARTIN&CO**

**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.



## Kempshott Rise

End of Terrace,  
2 bedroom, 1 bathroom

£1,300 pcm

Date available: 14th February 2026

Deposit: £1,500

Unfurnished

Council Tax band: C

- Kitchen with White Goods
- Double Glazing
- Gas Central Heating
- Good Size Garden
- Driveway
- Garage

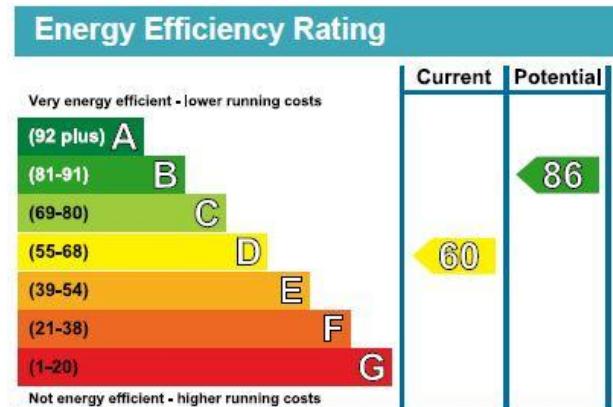
A two bedroom house which has many features including a kitchen with a dishwasher and GARAGE with driveway parking. There is a good size lounge, double glazing, gas central heating and a white family bathroom. Outside there is a garden with large patio area.

The property will be redecorated throughout with new carpets.

FRONT Double glazed door to entrance hall entrance hall with stairs to 1st floor with storage area under, radiator thermostat control for central heating and smoke alarm.

KITCHEN 9'2 x 7'11 (2.8m x 2.4m) Kitchen with front aspect double glazed window, the kitchen comprises of a stainless-steel sink unit with mixer taps and single drainer with cupboard under further range of matching cupboards and drawers with matching larder unit, washing machine, cooker, built-in dishwasher, freestanding fridge freezer, wall mounted gas boiler and part tiled walls.

LOUNGE/DINER 17'0 x 11'10 (5.2m x 3.6m) Living room with rear aspect double glazed window two radiators and French doors to garden



FIRST FLOOR LANDING First floor landing with front aspect double glazed and access to loft via hatch, smoke alarm and airing cupboard with the foam dipped tank.

BEDROOM 1 11'5 x 9'3 (3.5m x 2.8m) Rear aspect double glazed window and radiator

BEDROOM 2 10'3 x 7'7 (3.1m x 2.3m) Rear aspect double glazed window and radiator

BATHROOM Front aspect double glazed frosted window, three piece suite of panelled enclosed bath with shower screen with an electric shower over, pedestal wash hand basin low-level WC and part tiled walls

GARDEN Full width patio area, the garden is enclosed by panel fencing. Door to shed

GARAGE 16' 8" x 8' 2" (5.1m x 2.5m) Twin opening doors, there is light and eves storage and door to shed.

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](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: C

Basingstoke and Deane

EPC Rating: D

Minimum Tenancy Term: 12 Months

UNFURNISHED

Driveway Parking and Garage

