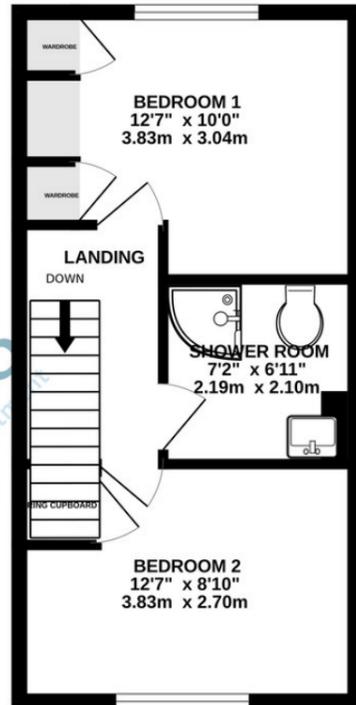


GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



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TOTAL FLOOR AREA : 715 sq.ft. (66.4 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



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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.

Summerfields, Chineham, RG24 8WX

2 Bedrooms, 1 Bathroom, End of Terrace House

£1,225 pcm

MARTIN&CO

The Property Ombudsman



Chineham

End of Terrace House,
2 bedroom, 1 bathroom

£1,225 pcm

Date available: Now

Deposit: £1,413

Unfurnished

Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Extended Living Room/Kitchen
- Shower Room
- Downstairs Cloakroom
- Two Parking Spaces

An extended and unfurnished two double bedroom end of terrace home. The property has many features including a downstairs cloakroom, large living room/kitchen, low maintenance rear garden, shower room, and two parking spaces.

COVERED ENTRANCE PORCH Porch with light and door to storage cupboard with electric and gas meters.

FRONT DOOR TO

ENTRANCE HALL Stairs to first floor, radiator and laminate flooring.

W.C./UTILITY ROOM Front aspect double glazed window, stainless-steel sink unit with single drainer, wall units, under cabinet fridge, freezer and washing machine. There is a radiator and extractor fan.

LIVING ROOM/KITCHEN 17'0 x 12'7 (5.2m x 3.8m) In the kitchen area there is a stainless steel unit with cupboard under, further range of matching cupboards and drawers. There is a built in electric oven and electric hob, under cabinet freezer. In the living area there is a side aspect double glazed window, two radiators and laminate flooring. Arch to

GARDEN ROOM 10'2 x 7'10 (3.1m x 2.4m) Side aspect double

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



glazed window and rear aspect pair of Velux style window and double glazed doors with side casement windows to garden. There is laminate flooring.

FIRST FLOOR LANDING Access to loft via hatch and radiator.

BEDROOM 1 12'7 x 10 (3.8m x 3.0m) Rear aspect double glazed window, radiator and fitted wardrobes.

BEDROOM 2 12'7 x 8'10 (3.8m x 2.7m) Front aspect double glazed window, radiator and airing cupboard.

SHOWER ROOM Corner shower cubicle, vanity sink unit, low level W.C., part- tiled walls, towel radiator and extractor fan.

PARKING Parking in front of the house for 2 cars.

REAR Manly laid to patio, there is a timber shed and the part-walled. There is side access which should be noted also gives rear access for the next door neighbour.

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 £25 per month in rent will be payable for the duration or 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

KEY FACTS FOR RENTERS
Council Tax Band: C
Basingstoke and Deane
EPC Rating: D
Minimum Tenancy Term: 12 Months
UNFURNISHED
The Property is Suitable for One Child Only
Two Parking Spaces

