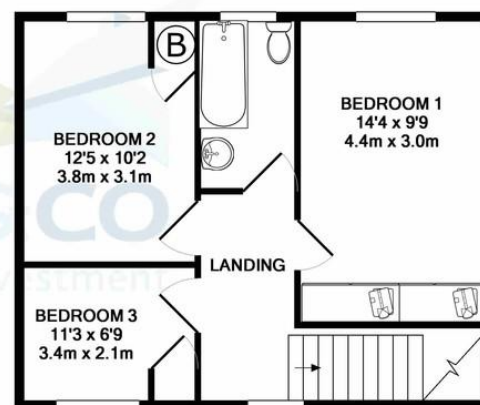


GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 SQ.M.)

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



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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision



Queen Mary Avenue, Basingstoke, RG21 5PF

3 Bedrooms, 2 Bathrooms, End of Terraced House

£1,250 pcm





South View

End of Terraced House,
3 bedroom, 2 bathroom

£1,250 pcm

Date available: 16th November 2019

Deposit: £1,442

Unfurnished

Council Tax band: C

- Large Family Home
- 19'3 Luxury Kitchen/Breakfast Room
- Downstairs Shower Room
- Gas Central Heating
- Double Glazing
- Large Garden, plus Courtyard
- Driveway Parking

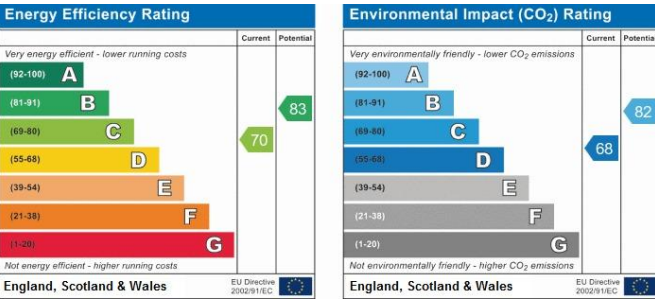
A rarely available three double bedroom end terrace family home. The property offers many unique features which includes luxury refitted kitchen/breakfast room includes integrated appliances and granite work tops and has a contemporary feel, and is the social hub of the house providing lots of work top space together with useful cupboard space. The bespoke downstairs shower room provides luxury, offering a premium specification throughout with a slick choice of colour scheme and tiles. There is a separate living room with access to private courtyard area, leading to a short walk way to what is a much larger than average garden. The entrance hallway is spacious with internal access to garage. Upstairs there are 3 double bedrooms, and family bathroom. There is a driveway parking and garage.

DOUBLE GLAZED DOOR

ENTRANCE HALL Wood flooring, downlights, electric heater, door to garage.

SHOWER ROOM Side aspect double glazed window. Large walk in shower cubicle, low level W.C with built in cupboards, vanity sink unit. There is part-tiled walls, radiator, large fitted mirror and extractor fan.

KITCHEN/BREAKFAST ROOM 12' 1" x 19' 3" (3.68m x 5.86m) Dual aspect double glazed windows. The kitchen comprises of a stainless steel sink unit with granite drainer and matching counter tops. Range of matching country style units with soft closing drawers, integrated full size fridge, integrated full size freezer, integrated dishwasher and built in microwave. There is a range cooker, with five gas burners, there is plenty of storage including a pull out larder, radiator, wood flooring with under floor heating. There are part tiled walls and downlights.



LIVING ROOM 11' 1" x 13' 0" (3.37m x 3.96m) Rear aspect double glazed French doors to courtyard, built-in cupboard housing hot water tank, radiator, laminate flooring and radiator.

HALL Stairs to first floor with storage cupboard under, radiator, small cupboard double glazed door to lobby.

LOBBY Triple aspect double glazed frosted windows and double glazed door to side. There is a double glazed roof.

FIRST FLOOR

BEDROOM 1 14' 4" x 9' 9" (4.36m x 2.97m) Double glazed window, radiator and wardrobes.

BEDROOM 2 10' 2" x 12' 5" (3.09m x 3.78m) Double glazed window, radiator and boiler cupboard.

BEDROOM 3 11' 3" x 6' 9" (3.43m x 2.05m) Double glazed window, radiator and wardrobe.

BATHROOM Double glazed frosted window. The bathroom comprises of a panelled enclosed bath with mixer taps with shower attachment, low level W.C, pedestal wash hand basin, radiator and fully tiled walls.

GARAGE 16' 4" x 8' 3" (5m x 2.522m) Single up and over door with power and light. There is a double glazed door to the outside. The washing machine is here.

OUTSIDE

FRONT Low retaining wall to the front with small front garden leading to the double driveway.

REAR To the rear of the property is a pathway to the detached garden lawned area, fully enclosed, with a sunny aspect. There is also a good sized courtyard

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 aforementioned 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 pets, an additional £25 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

