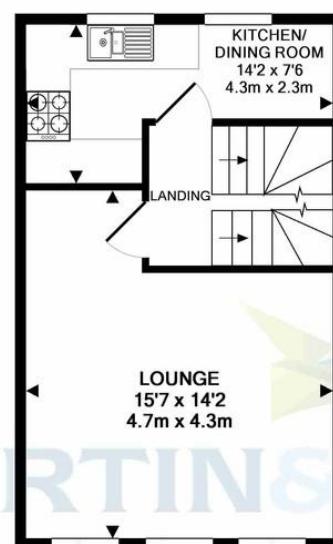
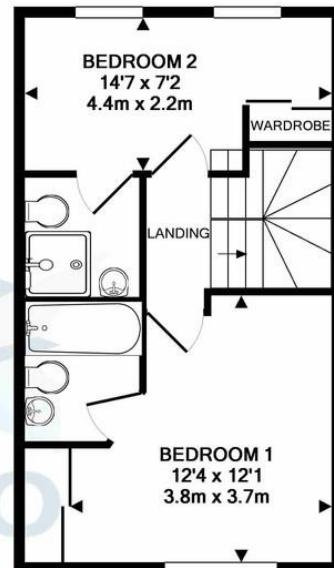


GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 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

Made with Metropix ©2019

TO LET



Highfields

4 Bedrooms, 3 Bathroom, Town House

£1,500 pcm

Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: 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.



MARTIN&CO



Highfields

Town House,
4 bedroom, 3 bathroom

£1,500 pcm

Date available: 6th February 2026

Deposit: £1,730

Unfurnished

Council Tax band: D

- Unfurnished Family Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Large Living Room
- Three Bath/Shower Rooms
- Utility Room
- Garden

A modern family home by Barratt Homes, in the popular development. This four bedroom house with many upgrades throughout. The property has a four bedrooms, a kitchen/breakfast room with appliances, a good sized lounge and a separate utility room. There are three bathrooms and plenty of storage for the family including a garage.

A small dog may be considered.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL Storage cupboards, stairs to the landing, smoke alarm, tiled flooring and radiator.

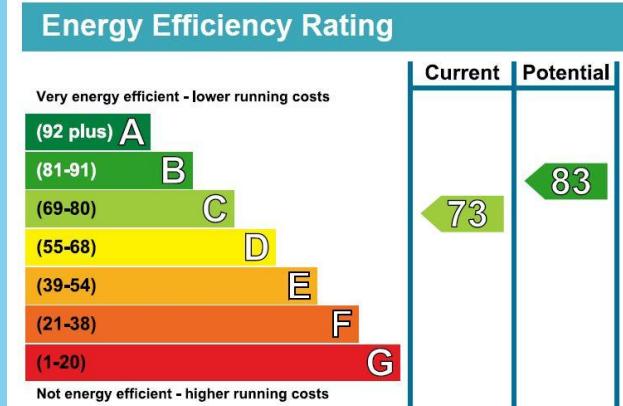
BEDROOM 3 12' 1" x 7' 10" (3.7m x 2.4m) Front aspect double glazed window and radiator.

BEDROOM 4 8' 6" x 6' 2" (2.6m x 1.9m) Rear aspect double glazed window, radiator and laminate flooring.

UTILITY ROOM 9' 6" x 5' 7" (2.9m x 1.7m) Door to garden, stainless steel sink unit with single drainer with single cupboard under, washing machine, wall mounted gas boiler, part-tiled walls, tiled floor, extractor fan and radiator.

SHOWER ROOM Enclosed shower cubicle, low-level WC, wash hand basin, shaver point, radiator, extractor fan, part-tiled walls and tiled floor

FIRST FLOOR LANDING Stairs to second floor, smoke alarm and radiator.



LOUNGE 15' 7" x 14' 2" (4.7m x 4.3m) Two front aspect double glazed windows and two radiators.

KITCHEN/DINER 14' 2" x 7' 6" (4.3m x 2.3m) Two rear aspect double glazed windows. The kitchen comprises of a 1 1/2 bowl stainless steel sink unit with single cupboard under, range of matching cupboards and drawers, integrated dishwasher, built in electric oven with gas hob with extractor canopy over, integrated fridge/freezer and radiator.

SECOND FLOOR LANDING Doors to bedroom 1 & 2

BEDROOM 1 12' 4" x 12' 1" (3.8m x 3.7m) Front aspect double glazed window, radiator and fitted wardrobes.

EN SUITE BATHROOM Panelled enclosed bath with glass shower screen, vanity sink unit and low level W.C, part-tiled walls, extractor fan and radiator

BEDROOM 2 14' 7" x 7' 2" (4.4m x 2.2m) Two rear aspect double glazed windows, double wardrobe and radiator.

ENSUITE SHOWER ROOM Tiled enclosed shower cubicle, low level WC, vanity sink unit with fitted mirror, downlights, extractor fan and radiator.

OUTSIDE

FRONT Path to front door leading to covered canopy with meter cupboard

REAR The majority of the garden is laid to lawn, gate giving access to garage

GARAGE Single garage with up and door.

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 above 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 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 out 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 (or proof of address) and pay slips

KEY FACTS FOR RENTERS

Council Tax Band: D

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months

UNFURNISHED

On Road Parking and a Garage

