



GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 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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**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



**TO LET**



**Beecham Berry, Basingstoke, RG22 4QN**

**2 Bedrooms, 1 Bathroom, Terraced House**

**£875 pcm**

**MARTIN&CO**





## Loddon Vale

Terraced House,  
2 bedroom, 1 bathroom

£875 pcm

Date available: 20th April 2020  
Deposit: £1,009  
Unfurnished  
Council Tax band: C

- Two Double Bedrooms
- Good Size Lounge
- Modern Kitchen
- Bathroom with Shower
- Allocated Parking for One Car

Are you looking for a house with a re-fitted kitchen, re-fitted bathroom, the house should also has a nice garden in a quiet location that will accept a cat or a small dog? Well this is the house for you. There are two double bedrooms, driveway parking to the front and double glazing.

DOUBLE GLAZED DOOR TO

ENTRANCE PORCH Door to

LOUNGE 17' 0" x 11' 10" (5.2m x 3.6m) Front aspect double glazed and stairs to first floor.

KITCHEN 11' 9" x 7' 7" (3.6m x 2.3m) Rear aspect double glazed window and matching door to garden. 1 1/2 bowl stainless steel sink unit with mixer taps with single drainer with cupboard under, further range of matching cupboards and drawers, built in electric oven, built in gas hob with extractor over, freestanding washing machine and fridge/freezer. There is a wall mounted gas boiler, radiator and part-tiled walls.

FIRST FLOOR LANDING

BEDROOM 1 11' 10" x 7' 11" (3.6m x 2.4m) Front aspect window and

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



radiator.

BEDROOM 2 11' 10" x 7' 8" (3.6m x 2.3m) Rear aspect double glazed window, radiator and storage cupboard.

BATHROOM Panelled enclosed bath with glass shower screen with shower over, vanity sink unit, low level W.C, part-tiled walls and airing cupboard.

OUTSIDE

FRONT Small lawned area and path to front door

REAR Full width patio area with steps to a raised lawn. Enclosed by panel fencing with timber shed. Gate to rear.

PARKING Allocated parking for 1 car

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](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.

