

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 Made with Metropix ©2018

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Beecham Berry, Basingstoke, RG22 4QN

2 Bedrooms, 1 Bathroom, Terraced House £875 pcm





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

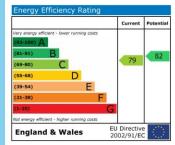
ENTRANCE PORCH Door to

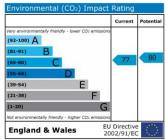
LOUNGE 17' 0" x 11' 10" (5.2m x 3.6m) Front aspect double glazed and stairs to first floor.

KITCHEN 11' 9" x 7' 7" (3.6m x 2.3m) Rear aspect double glazed window and matching door to garden. 1 1/2 bow I 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 parttiled w alls.

FIRST FLOOR LANDING

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







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 cupboard.

OUTSIDE

FRONT Small law ned 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 We will also carry out employment checks, affordability checks, 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 Documentation that will be required 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.



If a tenancy is agreed to include pets, 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 shower over, vanity sink unit, low level W.C, part-tiled walls and airing 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.

previous landlord reference and proof of address history, usually up

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.



