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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



Shepherds Walk, Oakley, RG23 7BF

2 Bedrooms, 2 Bathrooms, Semi-Detached House

£1,000 pcm

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Oakley

Semi-Detached House,
2 bedroom, 2 bathrooms

£1,000 pcm

Date available: 30th March 2020
Deposit: £1,153
Unfurnished
Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Two En-Suites
- Luxury Kitchen
- Good Size Living Room
- Enclosed Garden
- EPC Rating - B

A beautifully presented two bedroom property located in the sought after village of Oakley.

Comprising two double bedrooms, both with en-suites, large lounge/dining room, kitchen with appliances, cloakroom, enclosed garden and parking.

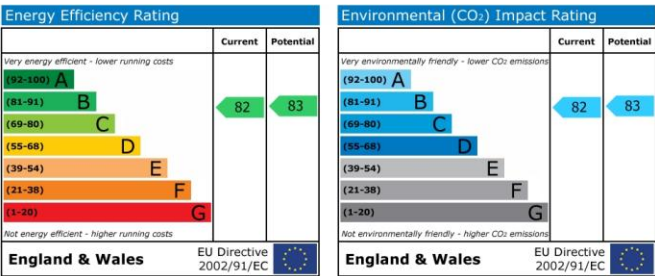
Viewing is highly recommended.

HALL Carpet, radiator and stairs to the landing.

LOUNGE/DINING ROOM 15' 5" x 12' 1" (4.7m x 3.7m) Rear aspect French doors to the garden, carpet and radiator.

KITCHEN 9' 10" x 5' 10" (3.0m x 1.8m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, fridge/freezer, washing machine and tiled floor.

CLOAKROOM Side aspect window, low-level WC, wash hand



basin, towel radiator and tiled floor.

LANDING

BEDROOM ONE 12' 1" x 12' 1" (3.7m x 3.7m) Rear aspect window, carpet, radiator and door to the en-suite.

EN-SUITE BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, radiator and tiled floor.

BEDROOM TWO 12' 1" x 7' 6" (3.7m x 2.3m) Front aspect window, carpet, radiator and door to the en-suite.

EN-SUITE SHOWER ROOM Enclosed shower cubicle, low-level WC, wash hand basing, radiator and tiled floor.

OUTSIDE To the rear of the property, there is a small enclosed garden with garden shed. To the front of the property, there is driveway parking.

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 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 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.

