



GROUND FLOOR
APPROX. FLOOR
AREA 203 SQ.FT.
(18.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 203 SQ.FT.
(18.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 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.



TO LET

Brighton Hill

1 Bedroom, 1 Bathroom, House

£950 pcm





Brighton Hill

House,
1 bedroom, 1 bathroom

£950 pcm

Date available: 27th September 2024

Deposit: £1,096

Unfurnished

Council Tax band: B

- Enclosed Garden
- One Double Bedroom
- Gas Central Heating
- Driveway Parking
- Double Glazing

A one-bedroom house which comes with a large open plan front garden and separate enclosed garden. There is off-road parking, gas central heating, and double glazing. The property has a good size kitchen with white goods which includes a dishwasher.

DOUBLE GLAZED FRONT DOOR TO:

LOUNGE 12'8 x 10'2 (3.9m x 3.1m) Side aspect UPVC double glazed window, radiator, stairs to first floor and arch to kitchen.

KITCHEN 9'9 x 6'1 (3.0m x 1.9m) Side aspect UPVC double glazed window. Stainless steel sink unit with mixer taps with cupboard under, further range of eye and base units and breakfast bar, gas cooker and gas hob, washing machine, dishwasher and fridge/freezer. There are part-tiled walls, ceramic floor tiling and under stairs storage cupboard.

FIRST FLOOR LANDING Access to loft via hatch

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 11'2 x 10'10 (3.4m x 3.3m) Front aspect double glazed window, radiator, double fitted wardrobe and cupboard and built in wardrobe.

BATHROOM Side aspect double glazed window. Panelled enclosed bath with electric shower over, pedestal wash hand basin and low-level W.C. Part-tiled walls, shaver point and radiator.

OUTSIDE

FRONT Open plan front garden with a range of bushes. Path to front door.

REAR GARDEN Enclosed garden, access via a gate. The garden is mainly laid to lawn and there is a timber shed.

PARKING 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.

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.

MATERIAL INFORMATION

Council Tax Band: B

EPC Rating C

Minimum Tenancy Term: 12 Months

Rent: £950 per month

Deposit: £1,096

Parking for 1 car

