

TOTAL FLOOR AREA: 2728 sq.ft. (253.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TO LET



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Crabtree Way, Old Basing, RG24 7AS

5 Bedrooms, 3 Bathrooms, Detached House

£2,500 pcm

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 for 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.





Old Basing

Detached House,
5 bedroom, 3 bathrooms

£2,500 pcm

Date available: 8th July 2024

Deposit: £2,884

Unfurnished

Council Tax band: G

- Five Bedrooms
- Large Luxury Kitchen/Diner
- Two Stunning En-Suites
- 29ft Drawing Room
- Double Garage

A spacious executive family home located in Old Basing, with easy access to the A30 and M3. The property is also in the catchment area for the highly regarded Old Basing schools.

Comprising 27' sitting room with dual fuel burning stove, stunning 21' kitchen with granite worktops, separate utility room, dining room, master bedroom suite with walk in wardrobe and luxury en-suite bathroom, four further double bedrooms, further luxury en-suite and family bathroom, cloakroom, double garage, driveway parking for several cars and enclosed

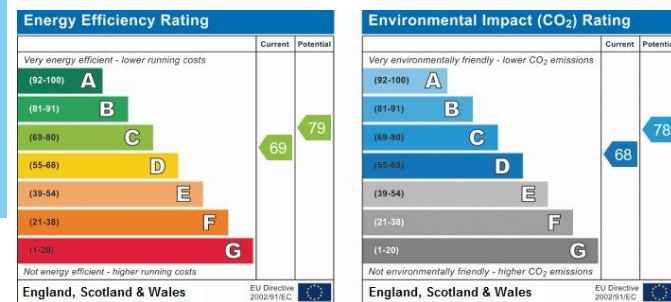
HALLWAY Wood floor and stairs to the landing.

SITTING ROOM 26' 9" x 11' 10" (8.2m x 3.6m) Stunning 27' living area with triple aspect windows, bay window to the front and doors to the garden, feature brick fireplace with dual fuel burning stove, wood floor and radiator.

DINING ROOM Front aspect window, wood floor, radiator and door to the garden

KITCHEN/DINING ROOM 21' 11" x 16' 8" (6.7m x 5.1m) Spacious living area with rear aspect windows and patio doors to the garden. Kitchen area comprising a range of eye and base level storage units with granite work surfaces, five ring range style hob with stylish extractor hood over, integrated double Bosch ovens, integrated plate warming tray, integrated dishwasher, American style fridge/freezer and tiled floor. There is large central island with granite work surface, integrated sink unit and under counter fridge

UTILITY ROOM A range of eye and base level storage units with rolled edge



work surfaces, stainless steel sink unit, washing machine, space for a separate dryer, tiled floor and a door to the garden.

CLOAKROOM Side aspect window, low-level WC, wash hand basin, towel radiator and tiled floor.

LANDING Large galleried landing with part currently used as a study area, storage cupboard, airing cupboard, carpet, radiator and loft access.

BEDROOM 1 19' 2" x 16' 6" (5.8m x 5.0m) Front aspect windows, walk in wardrobe, carpet, radiator and door to the en-suite

ENSUITE BATHROOM Side aspect window, bath, separate double sized shower cubicle with "rain shower" and heated seat, low-level WC, wash hand basin, tiled floor, integrated wall mounted TV, heated wall mirror, towel radiator and under floor heating.

BEDROOM 2 11' 11" x 9' 2" (3.6m x 2.8m) Front aspect window, wardrobe, carpet, radiator and door to the en-suite.

BEDROOM 3 11' 5" x 9' 2" (3.5m x 2.8m) Rear aspect window, wardrobe, carpet and radiator.

BEDROOM 4 10' 4" x 9' 2" (3.2m x 2.8m) Side and rear aspect windows, wardrobe, carpet and radiator.

BEDROOM 5 9' 2" x 7' 10" (2.8m x 2.4m) Rear aspect window, wardrobe, laminate floor and radiator

FAMILY BATHROOM Side aspect window, bath, double sized shower cubicle, low-level WC, wash hand basin, towel radiator and tiled floor

OUTSIDE To the front of the property there is an "in and out" driveway, with parking for several cars and access to the garage.

DOUBLE GARAGE

Electric door, light, power and door to the garden. The garage is currently fully plaster boarded and used as a games room, but is still fully usable as a garage if preferred.

To the rear of the property, there is an enclosed garden with large decking area adjacent to the property, side access to the front of the property, play area and



an electric awning to the rear of the sitting room.

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 a pet, an additional £50 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

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 (if proof of address) and payslips

MATERIAL INFORMATION Council Tax Band: G

EPC C. Tenancy Term: 12 Months minimum term

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