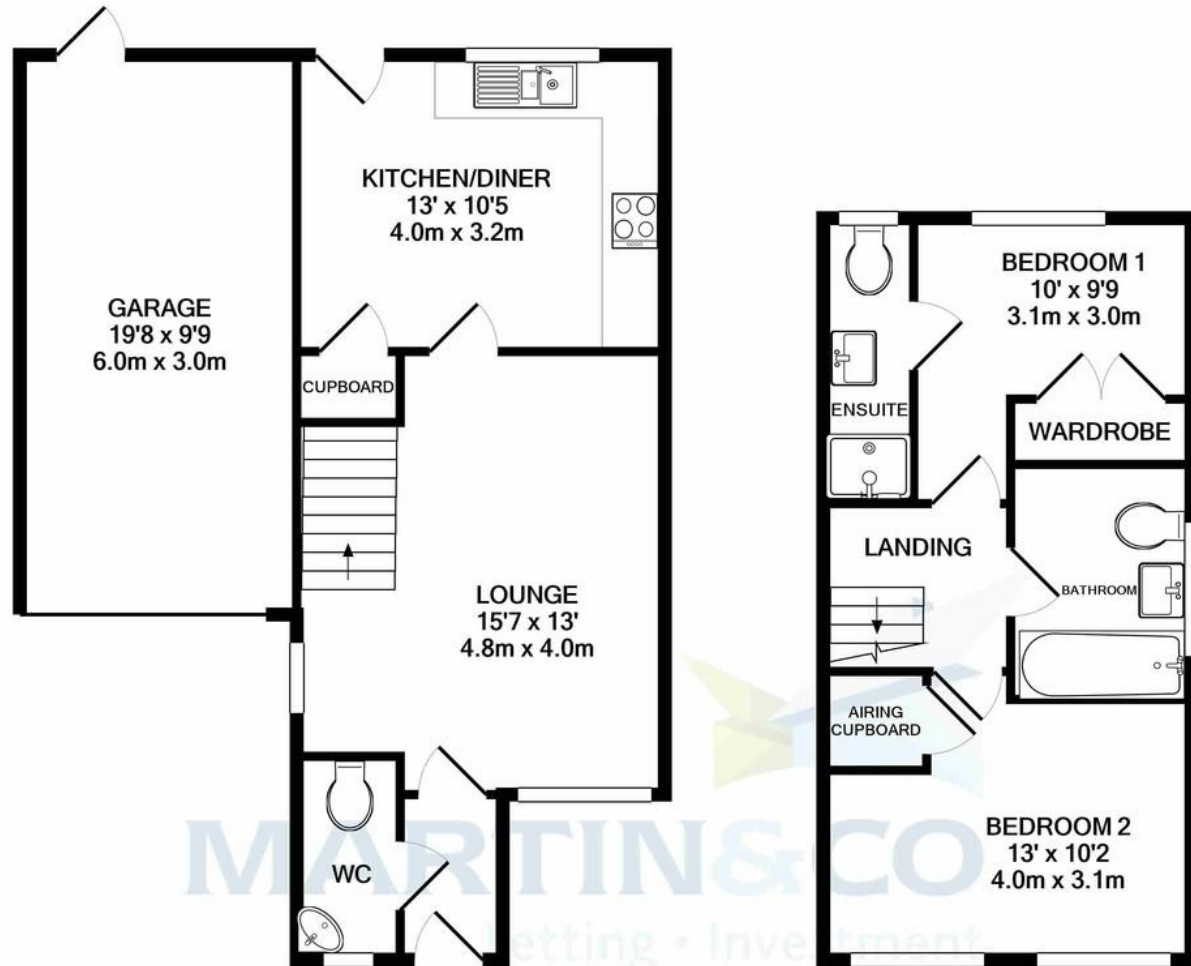


TO LET



GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 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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01256-859960

<http://www.martinco.com>



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.



Sherfield Park

2 Bedrooms, 2 Bathroom, Semi-Detached House

£1,500 pcm





Sherfield Park

Semi-Detached House,
2 bedroom, 2 bathroom

£1,500 pcm

Date available: 7th November 2024

Deposit: £1,730

Unfurnished

Council Tax band: C

- Semi-Detached House
- Good Size Living Room
- Kitchen/Diner with White Goods
- Downstairs Cloakroom
- Bedroom with En-Suite Shower Room
- 2nd Double Bedroom
- South East Facing Garden

SUPERBLY presented two bedroom SEMI DETACHED house, situated in the popular Sherfield Park development. Benefits of note include; a SPACIOUS lounge with ATTRACTIVE wood effect flooring, a DOWNSTAIRS CLOAKROOM and a Modern fitted kitchen with white goods. The first floor accommodation comprises; Master bedroom with an EN-SUITE and BUILT-IN WARDROBES, a second DOUBLE bedroom and a modern bathroom. Externally, there is a low maintenance garden and DRIVEWAY PARKING to the front with access to the GARAGE via a metal up and over door. To the rear, there is a PRIVATE south east facing garden with a paved patio area

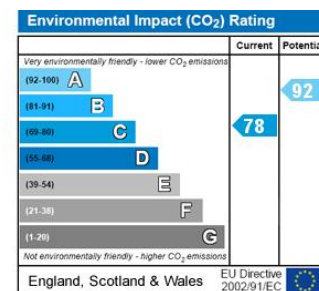
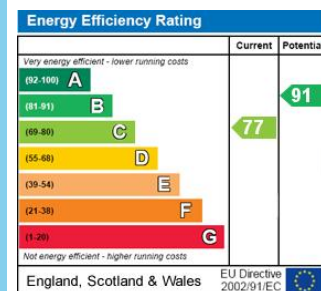
DOUBLE GLAZED DOOR TO

ENTRANCE HALL Downlight, radiator and laminate flooring.

CLOAKROOM Front aspect double glazed window, corner unit with tiled splash back, low level WC, radiator and tiled flooring

LIVING ROOM 15' 7" x 13' 0" (4.8m x 4m) Dual aspect double glazed windows, stairs to first floor downlights, smoke alarm and two radiators. There is also laminate flooring

KITCHEN/DINER 13' 0" x 10' 5" (4m x 3.2m) Rear aspect double glazed window and double glazed door to garden. This nicely appointed kitchen has a 1 1/2 bowl stainless steel sink unit with mixer tap and single cupboard under, further range of matching cupboards and drawers and cupboard housing gas boiler. There is a freestanding fridge/freezer, washing machine, dishwasher and built in electric oven and induction hob with extractor over. There are part-tiled walls and tiled flooring.



FIRST FLOOR LANDING Downlights, smoke alarm, radiator, sorry no access to loft access.

BEDROOM 1 10' 0" x 9' 9" (3.1m x 3m) Rear aspect double glazed window, radiator and double wardrobe.

ENSUITE SHOWER ROOM Rear aspect double glazed window, shower cubicle, pedestal wash hand basin, low level W.C, part-tiled walls, extractor fan and radiator.

BEDROOM 2 13' 0" x 10' 2" (4m x 3.1m) Two front aspect double glazed windows, radiator and airing cupboard.

BATHROOM White suite comprising panel enclosed 'P' shaped bath, vanity unit with inset wash hand basin and cupboards below, low level WC with concealed cistern, radiator, extractor fan, shaver point, spotlights.

OUTSIDE

FRONT Path to front door, low maintenance front garden and driveway parking

REAR Well stocked south east facing rear garden, patio area with outside tap and water butt. Door to garage

GARAGE 19' 8" x 9' 9" (6m x 3.0m) Single up and over door, e/e storage with power and light

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 a pet, 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

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: C

EPC RATING: C

Minimum Tenancy Term 12 Months

UNFURNISHED

