



GROUND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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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TO LET



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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.

Rosebanks

3 Bedrooms, 1 Bathroom, Semi-Detached House

£1,550 pcm





Rosebanks

Semi-Detached House,
3 bedroom, 1 bathroom

£1,550 pcm

Date available: 21st October 2024

Deposit: £1,788

Unfurnished

Council Tax band: D

- Three Bedrooms
- Large Living Room
- Kitchen with White Goods
- Good Size Large
- Gas Central Heating
- Driveway Parking for Two Cars

A good size three bedroom family home with a modern kitchen and bathroom. The property will be redecorated throughout. The property comprises a living room, modern kitchen, three bedrooms, bathroom, cloakroom, a fully enclosed garden, driveway parking for three cars and a good size rear garden.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL Stairs to first floor, radiator, thermostat for central heating, smoke alarm, laminate flooring and doors to all ground floor rooms

CLOAKROOM Front aspect frosted double glazed window, low level WC, wall mounted wash hand basin with tiled splash back, radiator and laminate flooring.

KITCHEN 9'3 x 8'2 (2.8m x 2.5m) Front aspect double glazed window, range of both base and eye level cupboards, rolled edge work tops with inset single bowl sink with mixer taps and drainer, integrated four ring gas hob with an oven under and a extractor hood over, fridge/freezer, washing machine, wall mounted boiler, part tiled walls and radiator

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LIVING ROOM 14'9 x 14'7 (4.5m x 4.5m) Rear aspect double glazed window and sliding patio doors to the garden, understairs storage cupboard, TV and telephone points, two radiators and laminate flooring.

FIRST FLOOR LANDING Access to the loft, airing cupboard housing hot water cylinder and slatted shelving, doors to all first floor rooms.

BEDROOM 1 14'9 x 8'3 (4.5m x 2.5m) Two front aspect double glazed windows, range of built-in mirror fronted wardrobes and radiator.

BEDROOM 2 9'10 x 8'3 (3.0m x 2.5m) Rear aspect double glazed window, radiator

BEDROOM 3 7'9 x 7'0 (2.4m x 2.1m) Rear aspect double glazed window, radiator

BATHROOM Side aspect double glazed frosted window. The bathroom has a three piece suite of panelled enclosed bath with mixer taps and shower attachment, plus an electric shower over and glass shower screen, pedestal wash hand basin, low level W.C and part-tiled walls. There is an extractor and radiator.

OUTSIDE

FRONT Front lawn and driveway parking for 3 cars. Gate giving access to rear.

REAR Full width patio, fully enclosed and mainly laid to lawn.

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: D

EPC Rating: C

Minimum Tenancy Term: 12 Months

