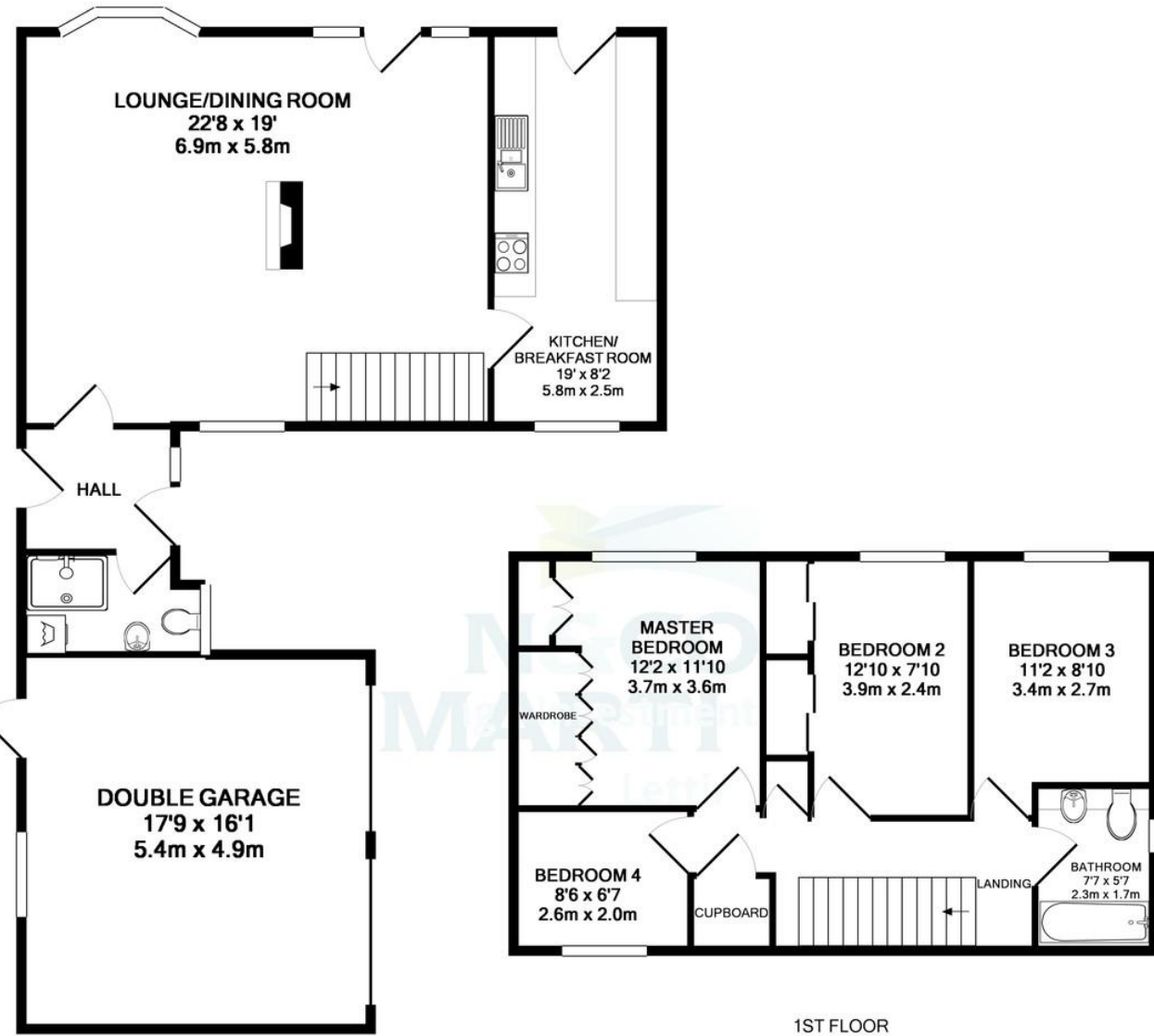


TO LET



GROUND FLOOR

1ST FLOOR

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

Made with Metropix ©2019

**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com

**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.



**Lychpit**

**4 Bedrooms, 1 Bathroom, Detached House**

**£1,900 pcm**







## Lychpit

Detached House,  
4 bedroom, 1 bathroom

£1,900 pcm

Date available: 16th November 2024

Deposit: £2,192

Unfurnished

Council Tax band: E

- Four Bedrooms
- Modern Kitchen with Appliances
- Large Lounge/Dining Room
- Bathroom and Shower Room
- Double Garage
- Driveway Parking
- Corner Plot Garden

A spacious four-bedroom family home, located at the end of a quiet cul-de-sac in Lychpit.

Comprising four bedrooms, bathroom and shower room, large open plan lounge/dining room with feature fireplace, modern kitchen with appliances, driveway parking, double garage and enclosed garden.

HALL Carpet, radiator and door to the garden.

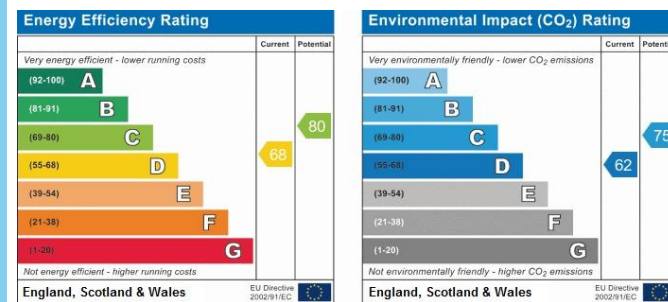
LOUNGE/DINING ROOM 22' 7" x 19' 0" (6.9m x 5.8m) Large open plan living area, with feature central brick built fireplace, rear aspect bay window, patio doors to the garden, carpet, radiators and stairs to the landing.

KITCHEN/BREAKFAST ROOM 19' 0" x 8' 2" (5.8m x 2.5m) Front and rear aspect windows, a range of eye and base level storage units with rolled edge work surfaces, cooker with double oven, four ring electric hob and extractor hood over, dishwasher, fridge/freezer, radiator and laminate floor.

SHOWER ROOM Front aspect window, low-level WC, wash hand basin, enclosed shower cubicle, carpet, radiator and washing machine.

LANDING Front aspect window, carpet, airing cupboard and storage cupboard.

BEDROOM ONE 12' 1" x 11' 9" (3.7m x 3.6m) Side aspect window, carpet, radiator and double wardrobe.



BEDROOM TWO 12' 9" x 7' 10" (3.9m x 2.4m) Side aspect window, wardrobe, carpet and radiator.

BEDROOM THREE 11' 1" x 8' 10" (3.4m x 2.7m) Side aspect window, wardrobe, carpet and radiator.

BEDROOM FOUR 8' 6" x 6' 6" (2.6m x 2.0m) Side aspect window, carpet and radiator.

BATHROOM 7' 6" x 5' 6" (2.3m x 1.7m) Front aspect window, bath with shower over, low-level WC, wash hand basin, radiator and vinyl floor.

GARAGE 17' 8" x 16' 0" (5.4m x 4.9m) Large double garage with twin up and over doors, light, power, rear aspect window, door to the garden, roof storage and utility sink unit.

OUTSIDE To the front of the property there is driveway parking for 2 to 3 cars.

To the rear of the property, there is a good size enclosed corner garden, with patio area to the side of the property, side access gate to the front of the property, and a small hidden garden with greenhouse and garden bench.

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 pets, 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](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 pay slips.

MATERIAL INFORMATION

Council Tax Band: E

EPC RATING D

Minimum Tenancy Term 12 Months

A holding deposit equivalent to 1 weeks' rent will be required

UNFURNISHED

