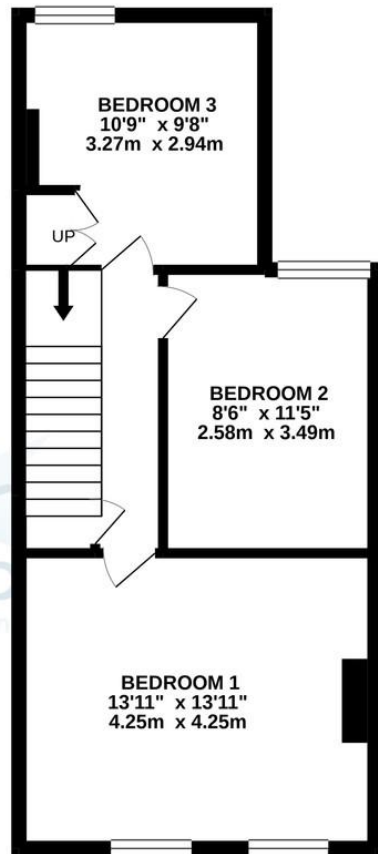
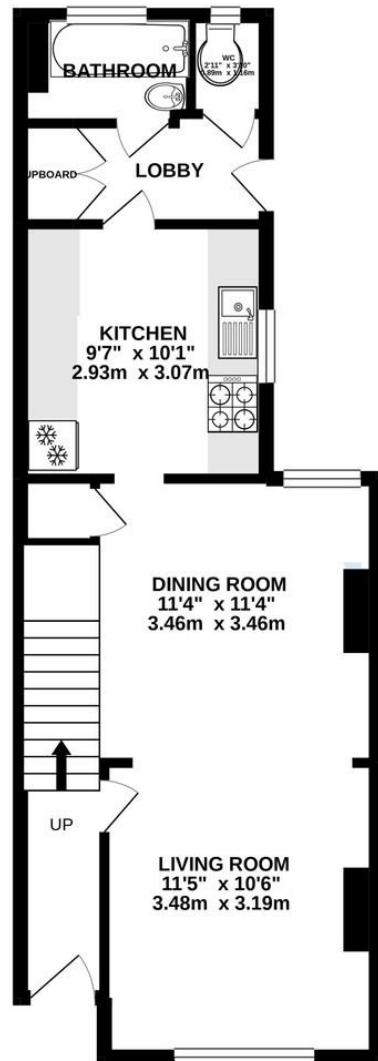


GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



MARTIN&CO
Letting • Investment

TOTAL FLOOR AREA: 860 sq.ft. (79.9 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



Martin & Co Basingstoke

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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.

Town Centre

3 Bedrooms, 1 Bathroom, Terraced House

£1,500 pcm





Town Centre

Terraced House,
3 bedroom, 1 bathroom

£1,500 pcm

Date available: 19th November 2024

Deposit: £1,730

Unfurnished

Council Tax band: C

- Three Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen
- Bathroom Suite
- Ornate Fireplace
- Original Stripped Wood Floors
- Lawned Garden

This mid terraced house comprises three bedrooms, two reception rooms, ornate fireplace, contemporary fitted kitchen, bathroom suite, and large south facing garden. A pet would be considered. Walkthrough tour or actual viewings available.

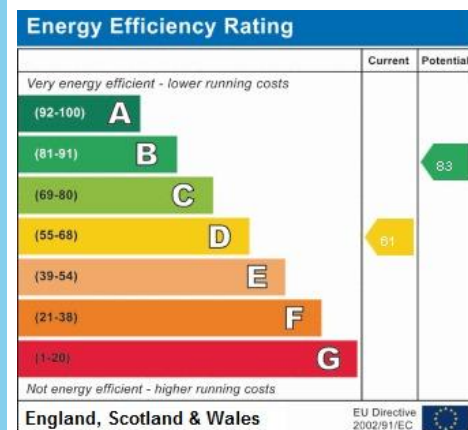
HALL Wood floor, radiator and stairs to the landing.

LIVING ROOM 11' 5" x 10' 6" (3.48m x 3.2m) Front aspect window, wood floor, fireplace and radiator.

DINING ROOM 11' 4" x 11' 4" (3.45m x 3.45m) Rear aspect window, wood floor, radiator, feature fireplace and under stairs storage cupboard.

KITCHEN 10' 1" x 9' 7" (3.07m x 2.92m) Side aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob, fridge/freezer, washing machine and vinyl floor.

REAR LOBBY Vinyl floor, door to the garden and large storage cupboard.



BATHROOM Rear aspect window, bath with shower over, wash hand basin, radiator, vinyl floor and tiled walls.

Separate toilet with rear aspect window, low-level WC and vinyl floor.

LANDING Galleried landing, loft access, storage cupboard and carpet.

BEDROOM ONE 13' 11" x 13' 11" (4.24m x 4.24m) Front aspect window, carpet and radiator.

BEDROOM TWO 11' 5" x 8' 6" (3.48m x 2.59m) Rear aspect window, carpet and radiator.

BEDROOM THREE 10' 9" x 9' 8" (3.28m x 2.95m) Rear aspect window, carpet and radiator.

OUTSIDE To the front of the property, there is on street permit parking.

To the rear of the property there is an enclosed garden with large garden shed.

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.



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 out 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

Basingstoke and Deane

EPC Rating: D

Minimum Tenancy is 12 Months Fixed Term

Permit Parking

