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Limes Park

2 Bedrooms, 1 Bathroom, Terraced House

£1,400 pcm





Limes Park

Terraced House. 2 bedroom, 1 bathroom

£1,400 pcm

Date available: 16th November 2024 Deposit: £1,615

Unfurnished

Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Downstairs Cloakroom
- Good Size Lounge
- Modern Kitchen
- Driveway Parking

A two bedroom terraced home built by Thomas Homes. The property comprises two bedrooms, living room, kitchen with appliances, cloakroom and bathroom. There is a larger than normal garden and driveway parking. Walk Though tour.

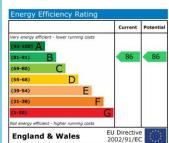
Half glazed panel door to front aspect, storage cupboard with power, radiator, door to kitchen, door to lounge, door to:

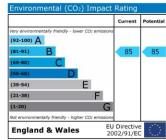
CLOAKROOM White suite in white comprising sink with mixer tap with tiled splash back, WC, part tiled walls and radiator.

KITCHEN 8' 8" x 10' 2" (2.64m x 3.10m) Double glazed window to front aspect. The kitchen comprises range of wall and base units, laminate w ork surfaces, stainless steel sink unit w ith mixer tap, built in gas with double electric oven, freestanding washing machine, dishwasher and fridge/freezer. There is also a radiator.

LIVING ROOM 17' 4" x 12' 11" (5.28m x 3.94m) French doors leading out onto rear garden, double glazed window to rear aspect, under stairs storage cupboard, stairs to first floor and two radiators.

FIRST FLOOR LANDING Doors to all rooms, radiator, airing cupboard housing boiler.







BEDROOM 1 14' 3" x 9' 4" (4.35m x 2.85m) Two double glazed windows to rear aspect, two built-in wardrobes and radiator.

BEDROOM 2 8' 3" x 11' 2" (2.54m x 3.42m) Double glazed window to Office guidelines. More information can be found at: front aspect, built-in wardrobe and radiator.

BALCONY Double glazed window to front aspect. Suite in white comprising panel enclosed bath with mixer tap and wall mounted shower unit over, wall hung wash hand basin, WC, part tiled walls and radiator.

OUTSIDE

FRONT There is block paved driveway parking for one vehicle situated to the front of the property, storage cupboard.

REAR Patio area, and remainder laid to law n. Enclosed by wood panel fencing and wall/fencing to the rear.

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 Basingstoke and Deane 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 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: C

Minimum Tenancy Term: 12 Months FIXED TERM A holding deposit equivalent to 1 weeks' rent will be required.



