

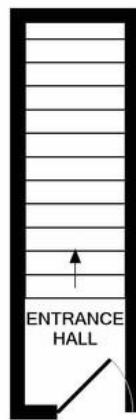
TO LET



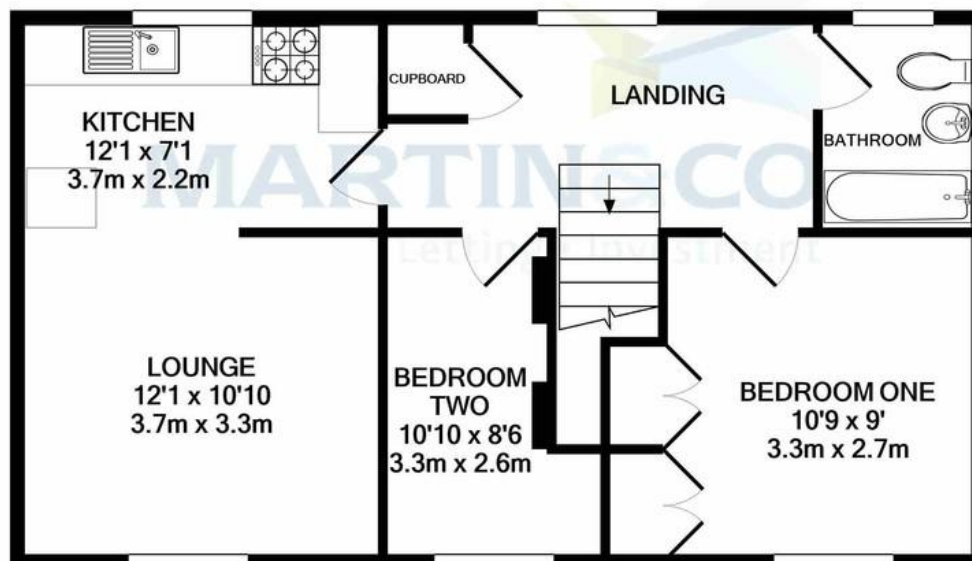
## Chineham

2 Bedrooms, 1 Bathroom, Detached Coach House

£1,300 pcm



GROUND FLOOR  
APPROX. FLOOR  
AREA 50 SQ.FT.  
(4.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 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  
Made with Metropix ©2020

**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.







### Chineham

Detached Coach House,  
2 bedroom, 1 bathroom

£1,300 pcm

Date available: Available Now  
Deposit: £1,500  
Unfurnished  
Council Tax band: C

- Detached Coach House
- Open Plan Living Room/Kitchen
- Enclosed Garden
- Parking under the Property
- 2nd Allocated Space
- Gas Central Heating
- Double Glazed Windows

A beautifully presented two bedroom coach house, located in Chineham, close to local shops and amenities. Having recently been redecorated throughout, with new bathroom, viewing of this delightful property is highly recommended.

Comprising two bedrooms, open plan living area, kitchen with appliances, brand new bathroom, private garden and allocated parking under the property. The property also benefits from gas central heating.

ENTRANCE HALL Fitted Mat, smoke alarm, radiator, laminate flooring and stairs to first floor.

LANDING Rear aspect double glazed window, access to loft space via hatch, radiator and airing cupboard housing boiler.

KITCHEN 12' 1" x 7' 1" (3.7m x 2.2m) Rear aspect double glazed window, stainless steel sink unit with single drainer with cupboard under, further range of matching cupboards. There is an under cabinet fridge and washing machine.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE 12' 1" x 10' 10" (3.7m x 3.3m) Front aspect double glazed window, downlights, radiator and laminate flooring.

BEDROOM 1 10' 9" x 9' 0" (3.3m x 2.7m) Front aspect window, two double wardrobes, radiator and laminate flooring

BEDROOM 2 10' 9" x 8' 6" (3.3m x 2.6m) Front aspect double glazed, radiator and laminate flooring.

BATHROOM A brand new fitted bathroom with rear aspect window, bath with shower over, low-level WC, wash hand basing in vanity unit, part-tiled walls and vinyl flooring.

GARDEN Enclosed garden with shed.

PARKING Parking for 1 car.

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](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.

**KEY FACTS FOR RENTERS**  
Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: C  
Minimum Tenancy Term: 12 Months  
UNFURNISHED  
Allocated Parking for 1 Car