



GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 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.



Abbey Road, Popley

3 Bedrooms, 1 Bathroom, End of Terraced House

£1,500 pcm





Abbey Road, Popley

End of Terraced House,
3 bedroom, 1 bathroom

£1,500 pcm

Date available: 23rd June 2025
Deposit: £1,730
Unfurnished
Council Tax band: C

- Three Bedroom House
- Two Reception Rooms
- Modern Kitchen
- Large Shower Room
- Plenty of Storage
- Enclosed Garden
- Gas Central Heating

A well presented three bedroom end of terraced home, located in Popley, close to local shops and amenities. The property itself has two reception rooms, downstairs cloakroom and a good size shower room. There is plenty of storage and a pet would also be considered.

DOUBLE GLAZED DOOR TO

ENTRANCE PORCH Door to large storage cupboard with shelving.

ENTRANCE HALL Radiator, tiled flooring, deep storage cupboard, doors to dining room, lounge and cloakroom.

CLOAKROOM Side aspect glazed window, low level W.C, vanity sink unit, tiled flooring and half tiled walls.

DINING ROOM 11' 11" x 10' 9" (3.6m x 3.3m) Rear aspect double glazed window and double glazed door to the garden. There is a radiator and laminate flooring

KITCHEN 8' 5" x 7' 6" (2.6m x 2.3m) Front aspect double glazed window, stainless steel sink unit with single drainer with double cupboard under, fustier range of matching cupboards and drawers. There is a built in electric oven, gas hob, built in fridge/freezer and washer/dryer. There is tiled flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LOUNGE 15'11" x 10' 8" (4.9m x 3.3m) Rear aspect double glazed window, front aspect glazed window, two radiator and laminate flooring.

FIRST FLOOR LANDING Access to loft via hatch, walk in storage room with cupboard housing hot water and boiler.

BEDROOM 1 11'45" x 10' 5" (3.5m x 3.2m) Rear aspect double glazed window, double wardrobe and radiator.

BEDROOM 2 11' 4" x 10' 11" (3.5m x 3.3m) Rear aspect double glazed window, double wardrobe and radiator.

BEDROOM 3 10' 5" x 8' 1" (3.2m x 2.5m) Front aspect double glazed window and radiator.

SHOWER ROOM Front aspect double glazed window, walk in shower cubicle, vanity sink unit, low level W.C, radiator and fully tiled walls.

OUTSIDE

FRONT Gate with path to front door, lawned area.

REAR Enclosed garden, gate giving rear access and timber 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 £25 per month in rent will be payable for the duration or 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

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: D
Minimum Tenancy Term: 12 Months
UNFURNISHED
Allocated Parking

