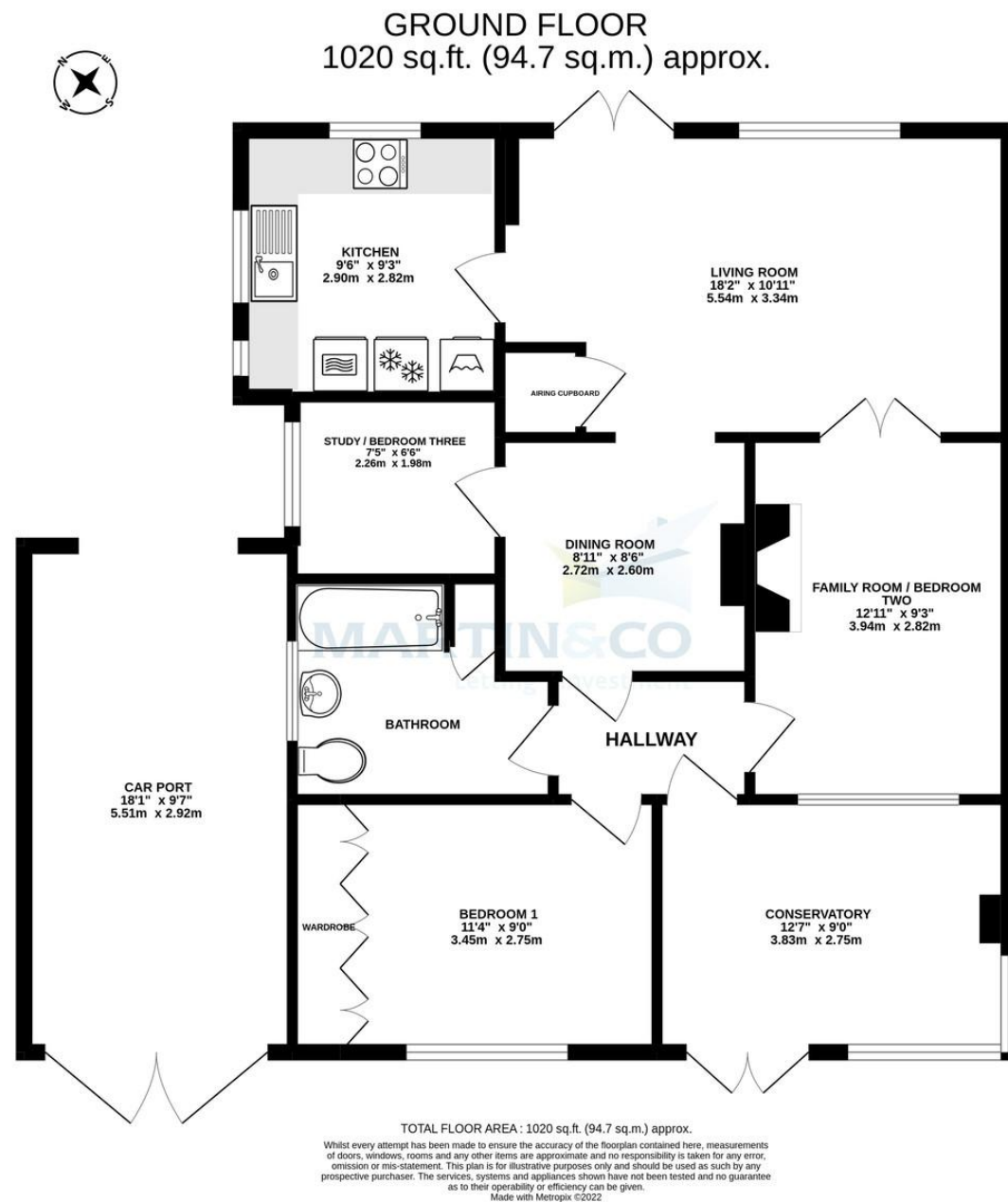




TO LET



Martin & Co Basingstoke

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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.



Newnham Green

3 Bedrooms, 1 Bathroom, Detached Bungalow

£1,475 pcm





Newnham Green

Detached Bungalow,
3 bedroom, 1 bathroom

£1,475 pcm

Date available: 15th November 2025

Deposit: £1,701

Furnished

Council Tax band: D

- Village Location
- Large Driveway Parking
- Gas Central Heating
- Two/Three Bedrooms
- Large Living Room
- Entrance Hall/Conservatory
- 18'1 Car Port

A detached furnished and beautifully presented cottage with very versatile accommodation, located in the sought after Newnham Green. Comprising two or three bedrooms, large reception area, newly refitted kitchen, bathroom and large entrance porch/conservatory.

To the front is a beautiful cottage garden overlooking the green, and to the rear a small garden overlooking a field. There is a carport, and parking for 2-3 cars.

The property is ideal for anyone who wants to be in a quiet village location who also needs plenty of space and driveway parking.

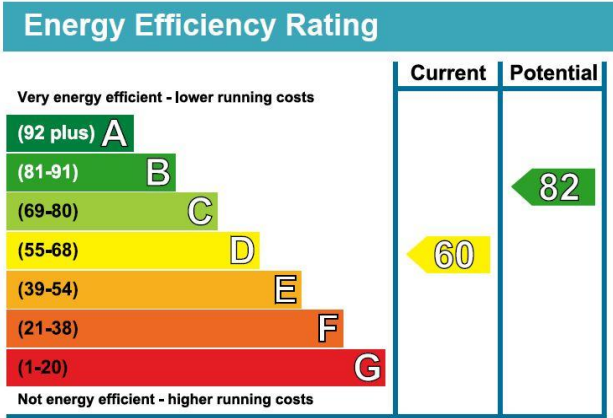
The rent includes a gardener and a BT Broadband service.

This property is available to let for 10 months only.

CONSERVATORY 12'7 x 9 (3.8m x 2.8m) Double Doors to the front. Dual aspect glazed windows, glazed roof, double power point, wall and exposed beams. Door to entrance Hall.
Please note there is no heating in this room.

ENTRANCE HALL Doors to Bedroom 1, bathroom, dining room and family room

KITCHEN 9'6 x 9'3 (2.9m x 2.8m) A newly refitted kitchen with side and rear aspect windows, a range of base level storage units with rolled edge work surfaces, four ring electric hob, integrated Bosch oven, fridge freezer, washing machine, drying machine and wood effect flooring.



FAMILY ROOM / BEDROOM TWO 12'11 x 9'3 (3.9m x 2.8m) Front aspect glazed window, walls lights, picture rails, feature brick fireplace with electric fire and radiator.

LIVING ROOM 18'2 x 10'11 (5.5m x 3.3m) Rear aspect glazed window and matching double doors leading to garden. The room has a number of wall lights, radiator and carpets. There is an airing cupboard housing the gas central heating boiler and hot water tank.

DINING ROOM 8'11 x 8'6 (2.7m x 2.6m) A range of fitted shelving, with carpets and door to bedroom 3

STUDY / BEDROOM THREE 7'5 x 6'6 (2.3m x 2.0m) Side aspect glazed window, radiator, exposed beam and carpets.

BATHROOM Newly refitted bathroom with side aspect window, bath with shower over, wash hand basin in vanity unit, low-level WC, radiator and vinyl floor.

BEDROOM 1 11'4 x 9 (3.5m x 2.8m) Front aspect window, triple fitted wardrobes, radiator and carpets.

OUTSIDE

FRONT GARDEN Large front garden which has a large lawn area and range of bushes and shrubs. The garden enjoys views over the green to the front.

REAR GARDEN Patio and lawn area. A range of bushes, a timber shed and access to car port.

CARPORT 18'1 9'7 (5.5m 2.9m) Covered area with parking for one car. There is a large driveway in front.

NB Please note there is no parking in the turning circle in front the of the property. You do have the driveway parking and carport

AGENTS NOTE This property will only be available for 10 months to let, and any Tenant will be expected to vacate the property in August 2026 as the Landlord will be moving back into the property.



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 above 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

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: D
Basingstoke and Deane
EPC RATING: D
Minimum Tenancy Term 12 Months
FURNISHED
Driveway Parking

