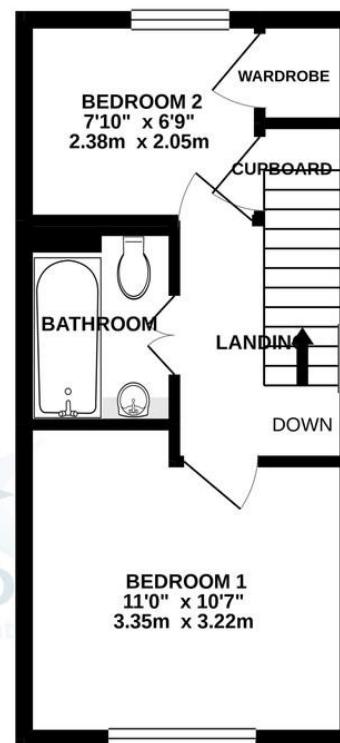
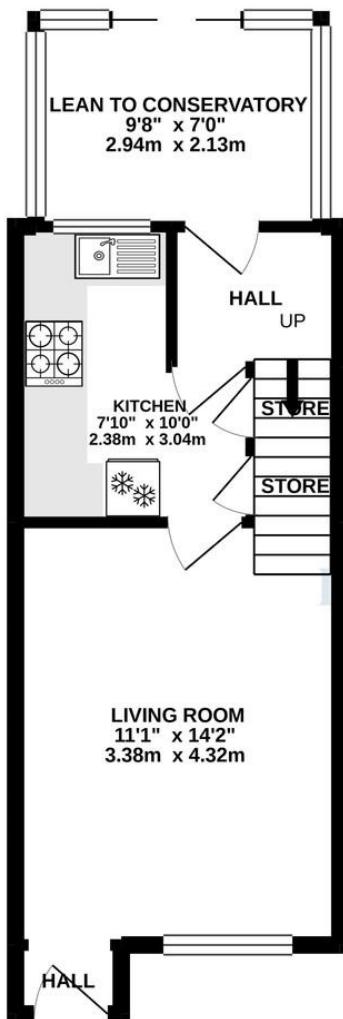


GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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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01256-859960

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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.

TO LET



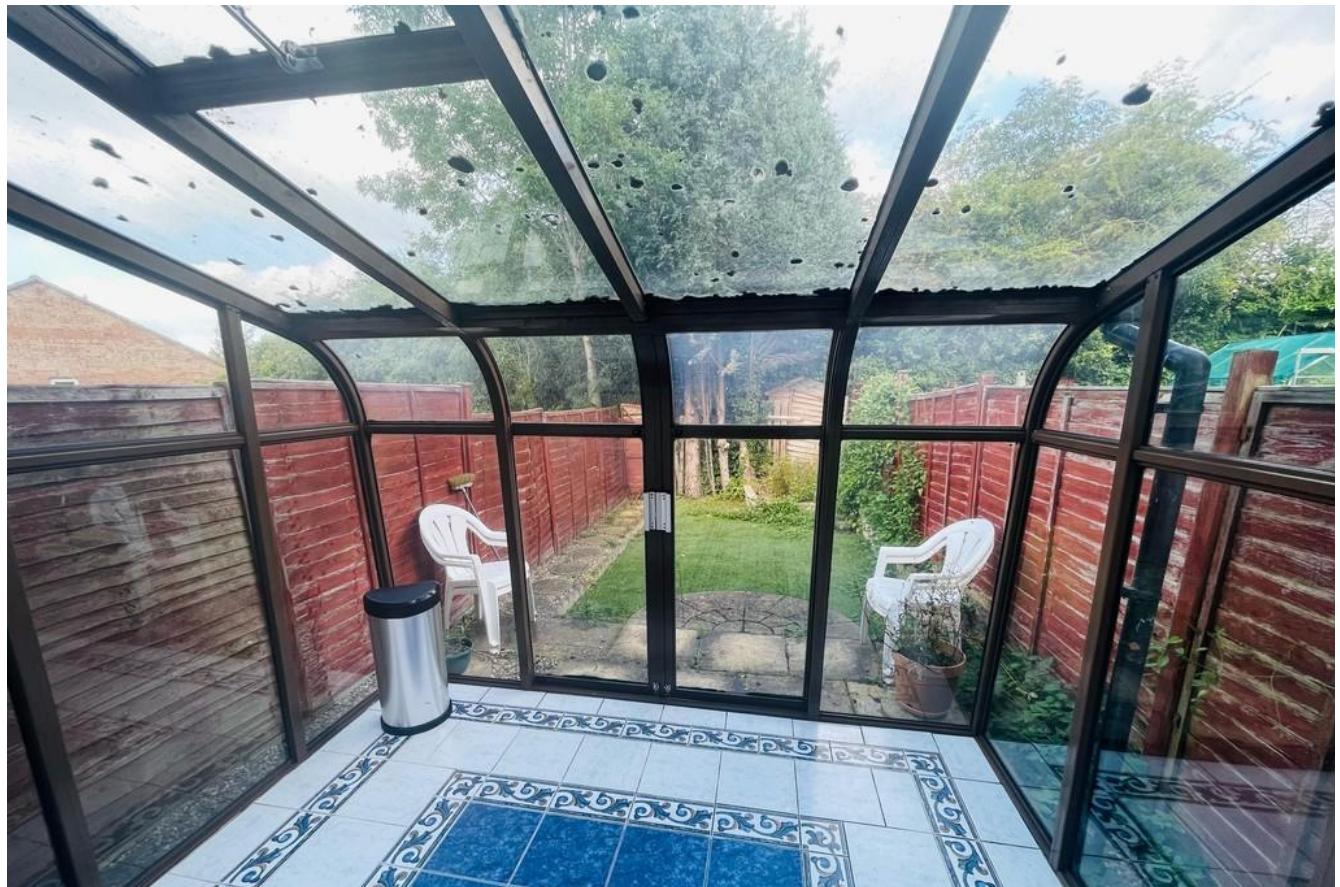
Berkeley Drive, Basingstoke, RG22 4NS

2 Bedrooms, 1 Bathroom, Terraced House

£1,200 pcm

MARTIN&CO

The Property
Ombudsman



Old Hatch Warren

Terraced House,
2 bedroom, 1 bathroom

£1,200 pcm

Date available: Now

Deposit: £1,384

Unfurnished

Council Tax band: C

- Two Bedroom House
- Kitchen with Appliances
- Driveway Parking and further Parking to the Rear
- Gas Central Heating
- Lean to Conservatory
- Enclosed Garden

A two bedroom end of terrace house with driveway, additional parking and enclosed rear garden. The house is situated on the southern outskirts of Basingstoke amongst other similarly styled homes. Within the locality is schooling, and a shopping parade with superstore.

DOUBLE GLAZED DOOR TO

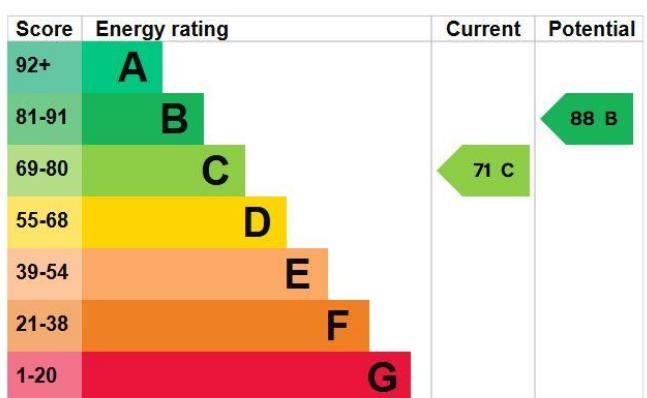
ENTRANCE HALL Laminate flooring

LIVING ROOM 14'2 x 11'1 (4.3m x 3.4m) Front aspect double glazed window, smoke alarm, radiator and laminate floor.

KITCHEN Rear aspect double glazed window. Kitchen comprises of a stainless steel sink unit with single drainer and cupboard under, further range of matching cupboards and drawers, built in electric cooker with gas hob and extractor over, freestanding fridge/freezer and washing machine. There are part-tiled walls and tiled flooring.

HALLWAY Stairs to first floor, radiator and newly fitted carpets.

CONSERVATORY 9'8 x 7'0 (2.9m x 2.1m) Glazed with sliding doors to garden. There is tiled flooring and electric heater.



FIRST FLOOR LANDING Side aspect double glazed window, access to loft via hatch

BEDROOM 1 11'0 x 10'7 (3.4m x 3.2m) Front aspect double glazed window, radiator and newly fitted carpets.

BEDROOM 2 7'10 x 6'9 (2.4m x 2.1m) Rear aspect double glazed window, built in wardrobe with hanging space and shelf and wall hung gas boiler and additional storage cupboard. There is also a radiator.

BATHROOM Three piece suite of panelled enclosed bath with tiled surround, glass shower screen and shower, vanity sink unit and low level W.C. There is a towel radiator

OUTSIDE

FRONT Path to front door. Driveway Parking for 1 car.

REAR Enclosed by fencing both sides with gate giving rear access

PARKING There is a second parking space allocated behind 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 aforementioned 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: C

Basingstoke and Deane

EPC Rating: C

Driveway Parking for 1 Car and Allocated Parking for 1 car

UNFURNISHED

Minimum Tenancy Term is 12 Months Fixed Term

