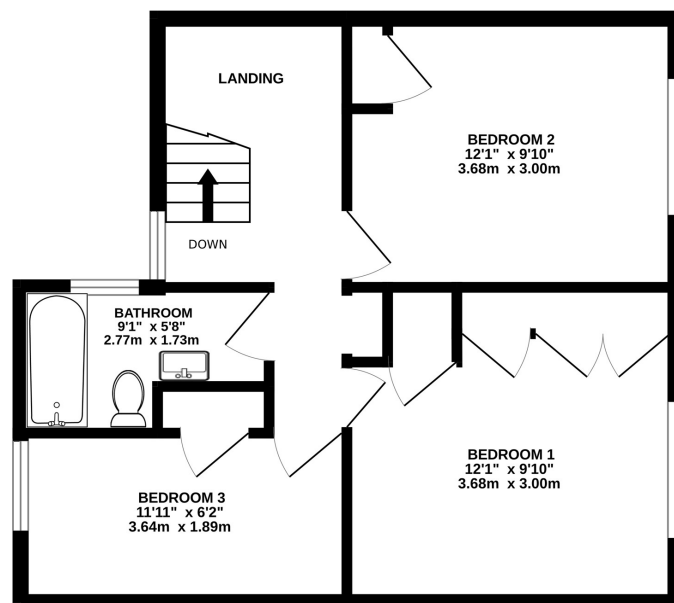


**MARTIN&CO**  
1ST FLOOR



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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.  
Made with Metropix ©2025

**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com

**01256-859960**

<http://www.martinco.com>

**MARTIN&CO**

**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**



**Cayman Close, Popley, RG24 9AG**

**3 Bedrooms, 1 Bathroom, Mid Terraced House, Garage**

**£1,450 pcm**

**MARTIN&CO**





## Popley

Mid Terraced House,  
3 bedroom, 1 bathroom

£1,450 pcm

Date available: Available Now  
Deposit: £1,673.07  
Unfurnished  
Council Tax band: B

- Three Bedroom Family Home
- Neutrally Decorated Throughout
- Freshly Painted
- Lounge And Separate Dining Room
- Enclosed Rear Garden
- Garage Located In Block
- Built In Wardrobes To All Bedrooms
- Pets Considered Subject To £50pcm Supplement

Freshly painted family home with lounge and separate dining room, enclosed rear garden and garage in a nearby block. Gas central heating and double glazing throughout. Built in wardrobes to all bedrooms. Council Tax Band B. Pets considered subject to £50pcm.

ENTRANCE HALL Double glazed front door opening into a bright entrance hallway with carpeted stairs and wood effect flooring. Neutrally redecorated throughout. The hallway provides space for coats and shoes and benefits from two storage cupboards, including a small understairs cupboard.

CLOAKROOM Fitted with a WC and a wash hand basin. Neutrally redecorated and featuring tiled flooring with a tiled splashback. A double-glazed window provides natural light and ventilation.

KITCHEN 11' 11" x 6' 1" (3.63m x 1.85m) Galley style kitchen fitted with a range of wall and base units providing good cupboard and worktop space, complemented by tiled splashbacks and tiled flooring. Appliances include a freestanding cooker, washing machine, dishwasher and fridge freezer. The kitchen also benefits from a built-in storage cupboard and houses the gas boiler. A double-glazed window provides natural light and ventilation.

DINING ROOM 12' 1" x 8' 10" (3.68m x 2.69m) Dining room with space for a table and chairs. Neutrally redecorated with wood-effect flooring and a radiator. Double-glazed French doors open to the rear garden

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 12' 7" x 12' 0" (3.84m x 3.66m) Well-sized lounge offering space for seating and living room furniture. Neutrally redecorated with wood-effect flooring and a radiator. The room benefits from double-glazed sliding doors opening to the rear garden, allowing natural light into the space.

LANDING First floor landing providing access to all bedrooms and the family bathroom. Neutrally redecorated with carpeted flooring, airing cupboard and a double glazed window allowing natural light.

BEDROOM 1 12' 1" x 9' 10" (3.688m x 2.993m) Neutrally redecorated with carpeted flooring and a radiator. The room benefits from a double-glazed window providing natural light and includes built-in wardrobes and storage cupboard.

BEDROOM 2 12' 1" x 9' 10" (3.7m x 3m) Second bedroom, neutrally redecorated with carpeted flooring and a radiator. The room benefits from a double glazed window providing natural light and includes a built in wardrobe.

BEDROOM 3 12' 0" x 6' 2" (3.68m x 1.89m) Third bedroom, neutrally redecorated with carpeted flooring and a radiator. The room benefits from a double glazed window providing natural light and includes a built in wardrobe.

BATHROOM Family bathroom fitted with a panelled bath with electric shower over, WC and wash hand basin. The room features wood effect flooring, a radiator, vanity mirror with glass shelf, and a double glazed window providing natural light and ventilation.

FRONT Front garden enclosed by picket fencing with gated access, providing a defined frontage to the property. The garden also includes a useful external storage shed located by the front door, housing the utility meters.

REAR Enclosed rear garden laid to patio and gravel, offering low maintenance outdoor space. The garden includes a timber storage shed and is enclosed by fencing with gated rear access.

GARAGE Garage located in a nearby block, providing parking or additional storage.

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.

Pet  
If a tenancy is agreed to include a pet, an additional £50 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](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: B  
Basingstoke and Deane  
EPC RATING: D  
Minimum Tenancy Term 12 Months  
UNFURNISHED  
Garage

