

GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 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



Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG

T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

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.



Town Centre

3 Bedrooms, 1 Bathroom, End of Terraced House

£1,350 pcm

MARTIN&CO



Town Centre

End of Terraced House,
3 bedroom, 1 bathroom

£1,350 pcm

Date available: 25th February 2026

Deposit: £1,557

Unfurnished

Council Tax band: C

- Three Bedrooms
- Two Reception Rooms
- Town Centre Location
- Gas Central Heating
- Enclosed Garden
- A small Dog or a Cat would be considered

A well presented terrace property offering three double bedrooms, two reception rooms, and a re-fitted kitchen with appliances. The property is situated within walking distance of the town centre. A small dog or a cat would be considered.

DOUBLE GLAZED DOOR TO

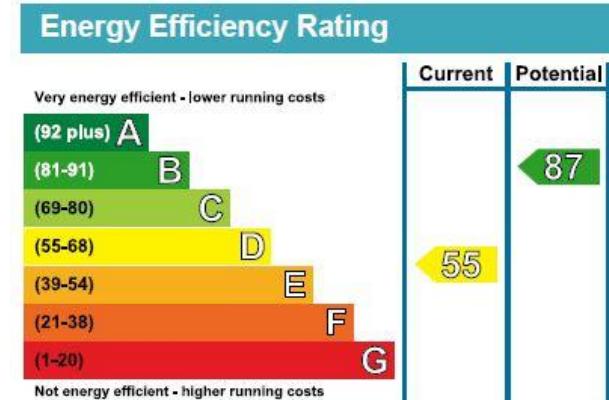
ENTRANCE PORCH Door to

LOUNGE 12' 6" x 10' 5" (3.813m x 3.183m) Front aspect double glazed window, picture rail, radiator and stairs to first floor.

DINING ROOM 12' 6" x 10' 4" (3.813m x 3.173m) Rear aspect double glazed window, radiator, deep understairs storage cupboard and wood flooring (the flooring can be changed to laminate if required)

KITCHEN 8' 0" x 7' 2" (2.451m x 2.185m) Side aspect double glazed window, 1 1/2 stainless steel sink unit with mixer taps and single drainer with cupboard under, further range of matching cupboards and drawers. There is a built in fridge/freezer, built in electric oven with gas hob and extractor over. The kitchen comes also with a washer/dryer, part-tiled walls and newly fitted laminate flooring.

BATHROOM Rear aspect double glazed window, tiled enclosed bath



with mixer taps with shower attachment, there is also a rain shower unit, vanity sink unit and low level W.C. There are 1/2 tiled walls, chrome towel radiator and wall mounted gas boiler.

FIRST FLOOR LANDING Access to loft via hatch

BEDROOM 1 12' 5" x 10' 5" (3.806m x 3.182m) Two front aspect double glazed windows, radiator and built in wardrobe.

BEDROOM 2 10' 5" x 9' 10" (3.2m x 3.0m) Rear aspect double glazed window, radiator and wood flooring.

BEDROOM 3 11' 10" x 7' 1" (3.623m x 2.182m) Rear aspect double glazed window and radiator.

GARDEN Patio area, enclosed garden with 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 of 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

On Road Parking

