£1,290 pcm - FEES APPLY

41 Marsh Gardens, Hedge End

Southampton, Hampshire SO30 2XN

Reasons to View:

- Two double bedrooms both with built in wardrobes
- Master bedroom with en-suite shower room
- Re-fitted Kitchen/Diner with oven/hob, dishwasher and washing machine
- Family bathroom with shower over bath
- Private enclosed garden with shed
- Parking area close by with two allocated spaces
- Long term tenant preferred
- Available end of November

EPC Rating: C
Council Tax: Band C – Eastleigh Borough Council £2082.70 per annum (2026/27)

Holding Deposit: One Week's Rent - £297
Security Deposit: Five Week's Rent - £1488

Guide to the Tenancy Application Process with Robinson Reade

What happens once I have found a property that I like?

We will send you our online application form. All questions must be answered carefully and truthfully as any mistakes could result in your application being rejected. Your offer will be passed to the landlord, and we will be in touch to confirm whether you have been successful. Once your application has been approved, we will request a holding fee from you. This shows good faith on your part and enables the Landlord to take further action confident in the knowledge that you are serious and fully committed to the property. We will stop marketing the property and inform any other prospective tenants that the property has been taken.

What references will I need to provide?

Our partner referencing company will take up references on our behalf and will include a credit reference, an employer's reference and previous Landlord's reference if applicable. If any of your reference replies are not satisfactory, it may be necessary for you to have to supply a guarantor. We will need to take up references for this person – this is always subject to the Landlord's agreement. If you do not have a suitable guarantor, you can arrange for a professional guarantor to act on your behalf. Our partners at Rent Guarantor will be happy to help you – please get in touch if you would like more details.

What happens if I change my mind or my references are unsatisfactory?

Please note that should change your mind and withdraw or your references are unsatisfactory, or the commencement date is unreasonably delayed by you, then no money will be refunded to you. If the landlord decides not to proceed for any other reason, then we will, of course, return your holding fee in full.

How will I prove my identity and my right to rent?

As part of the application process we will ask you to confirm that all adults who will live in the property have the right to rent in the UK (to satisfy the governments right to rent regulations). All adults who are to live at the property must be present in person with their suitable original photo ID in hand when the identity check is done. Where a share code is provided the Right to Rent check will be dealt with electronically.

When will I be able to read the draft tenancy agreement

A draft agreement will be ready to view in your account with us from the day your offer is accepted.

What will I need to pay and when?

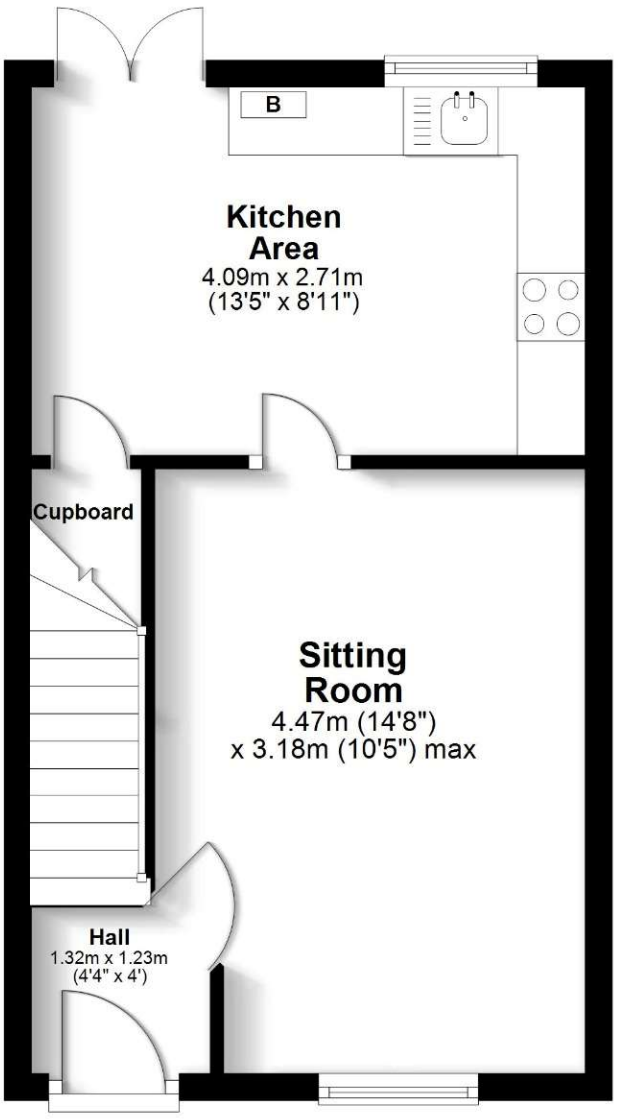
Once the tenancy agreement has been signed by all parties, you will need to pay one month's rent and the security deposit as shown on the property advert. We ask that the agreement is signed 7 days in advance of the tenancy start date where possible. The security deposit will be held for any breaches of your tenancy, and it will be protected by a government approved scheme. Your rent will then be due by standing order on a monthly basis.

What happens on the tenancy start date?

On the move in day, you will come to our offices to collect your keys. At this appointment you will be issued with a set of keys per tenant where possible and a member of our lettings team will run through some information about your tenancy. You will receive an inventory which you will need to sign electronically within 7 days of your tenancy start date. By signing you are agreeing that the document correctly reflects the condition of the property as you move in. A copy of this report will be emailed to you.

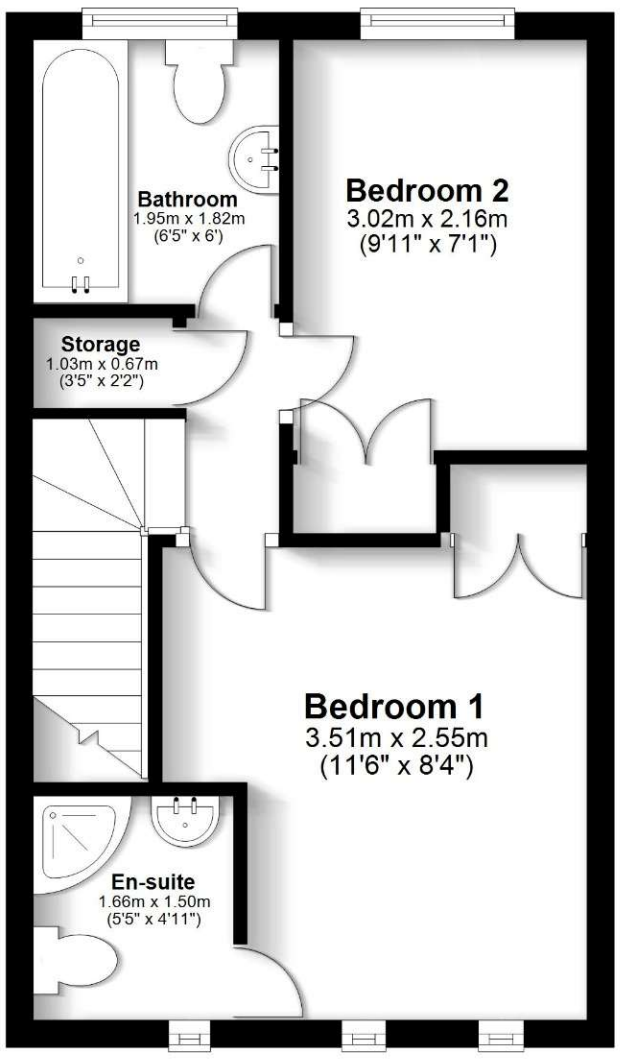
Ground Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 54.9 sq. metres (591.1 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with the Consumer Protection from Unfair Trading Regulations 2008. However, please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, and all measurements are approximate. Any services, appliances and heating systems listed have not been tested by Robinson Reade. We must point out that where we introduce you to a third party who offers services connected with renting a property, including but not limited to insurance, utilities or other tenant-related services, we may earn a commission. For more information, please visit www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered Office: 10 Middle Road, Park Gate, Southampton, SO31 7GH. Company Registration No: 5185152.

Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
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