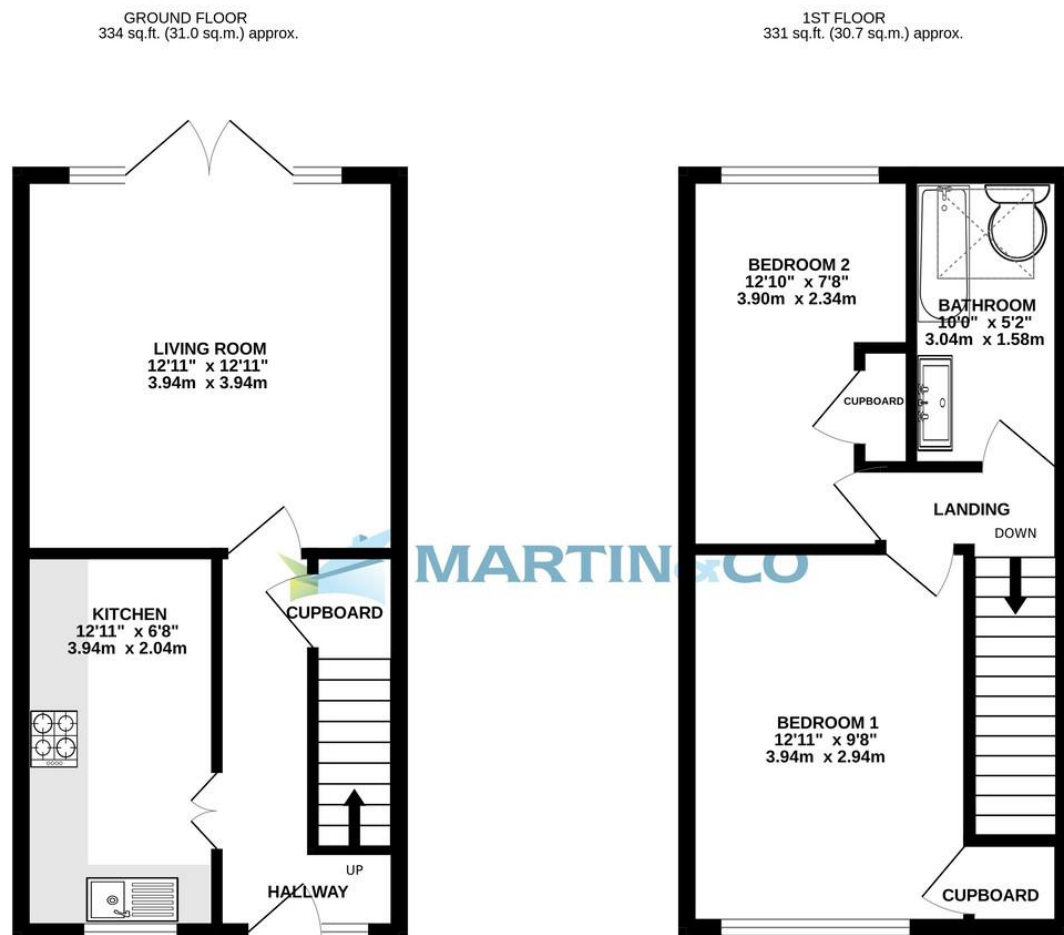




TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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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

Chineham

2 Bedrooms, 1 Bathroom, Semi-Detached House

£1,400 pcm





Chineham

Semi-Detached House,
2 bedroom, 1 bathroom

£1,400 pcm

Date available: 26th September 2026

Deposit: £1,615

Unfurnished

Council Tax band: C

- Two Bedrooms
- Kitchen with Appliances
- Bathroom
- Garage
- Driveway Parking
- Enclosed Garden

A beautifully presented two bedroom home which offers bright and practical accommodation, complemented by a private rear garden with new decking. Further benefits include a garage and driveway, providing convenient off-road parking and storage.

ENTRANCE HALL Entered via a uPVC front door with a front aspect obscured glazed window providing natural light while maintaining privacy. The entrance hall is finished with wood-effect flooring and neutral décor, offering space for coats and shoes with wall-mounted coat hooks. Stairs rise to the first floor with carpeted treads and painted balustrade, and there is access to a useful under-stairs storage cupboard. Doors lead through to the kitchen and living accommodation.

LIVING ROOM 12' 11" x 12' 11" (3.94m x 3.94m) A well-proportioned living room positioned to the rear of the property, finished with wood-effect flooring and neutral décor throughout. The room benefits from a full-width set of uPVC French doors with side glazed panels, providing excellent natural light and direct access to the rear garden. Additional features include a wall-mounted light fitting, radiator, and TV and power points,

KITCHEN 12' 11" x 6' 8" (3.94m x 2.03m) The kitchen is positioned to the front of the property and fitted with a range of wood-effect base and eye-level units providing ample storage. Worktops incorporate a stainless steel sink with drainer and mixer tap, set below a front aspect window with fitted blinds. Appliances include a freestanding cooker with four-ring gas hob and double oven, stainless steel extractor hood, and an washing machine. There is additional worktop space suitable for small appliances. Finished with tiled splashbacks and vinyl flooring. A wall-mounted gas boiler is neatly housed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



within a cupboard.

FIRST FLOOR LANDING Carpeted first floor landing providing access to all first floor rooms. Finished in neutral décor with doors leading to the bedrooms and bathroom,

BEDROOM 1 12' 77" x 9' 8" (5.61m x 2.95m) A well-proportioned first floor double bedroom finished with fitted carpet and neutral décor. The room benefits from a window allowing natural light, a radiator, and sloping ceilings characteristic of the property. There is also a built-in storage cupboard set into the eaves, providing useful additional storage.

BEDROOM 2 12' 10" x 7' 8" (3.91m x 2.34m) A further first floor bedroom finished with fitted carpet and neutral décor. Features include a radiator and ceiling light fitting. An airing cupboard is located within the room, housing the hot water cylinder with shelving above for additional storage.

BATHROOM Modern bathroom fitted with a white suite comprising panelled bath with electric shower over, wash hand basin set into a vanity unit, and WC with concealed cistern. Fully tiled walls and flooring, chrome heated towel rail, mirrored wall cabinet, and a Velux roof light.

REAR Enclosed rear garden with lawn and established boundary planting. The space is private and low maintenance, with a full-width decked area, ideal for outdoor seating and entertaining.

GARAGE Garage and driveway providing off-road parking and 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 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

KEYS FACTS FOR RENTERS
Council Tax Band: C
Basingstoke and Deane
EPC RATING: C
UNFURNISHED
Garage and Driveway Parking

