



GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 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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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.



Shepherds Walk, Oakley, RG23 7BF

2 Bedrooms, 2 Bathrooms, Semi-Detached House

£1,395 pcm





Oakley

Semi-Detached House,
2 bedrooms 2 bathrooms

£1,395 pcm

Date available: 13th June 2026

Deposit: £1,609

Unfurnished

Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Two En-Suites
- Luxury Kitchen
- Good Size Living Room
- Enclosed Garden
- EPC Rating - B

VIEWINGS SATURDAY 11.00- 12.00 A two-bedroom luxury house in a small road with two en-suites. This is a house in an executive location and is rarely available in the village. There is a good-sized living room, a fully fitted kitchen, and an enclosed garden.

HALL Carpet, radiator and stairs to the landing.

LOUNGE/DINING ROOM 15' 5" x 12' 1" (4.7m x 3.7m) Rear aspect French doors to the garden, carpet and radiator.

KITCHEN 9' 10" x 5' 10" (3.0m x 1.8m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, fridge/freezer, washing machine and tiled floor.

CLOAKROOM Side aspect window, low-level WC, wash hand basin, towel radiator and tiled floor.

LANDING

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
82	83	82	83
<small>England & Wales EU Directive 2002/91/EC</small>		<small>England & Wales EU Directive 2002/91/EC</small>	



BEDROOM ONE 12' 1" x 12' 1" (3.7m x 3.7m) Rear aspect window, carpet, radiator and door to the en-suite.

EN-SUITE BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, radiator and tiled floor.

BEDROOM TWO 12' 1" x 7' 6" (3.7m x 2.3m) Front aspect window, carpet, radiator and door to the en-suite.

EN-SUITE SHOWER ROOM Enclosed shower cubicle, low-level WC, wash hand basing, radiator and tiled floor.

OUTSIDE To the rear of the property, there is a small enclosed garden with garden shed. To the front of the property, there is driveway parking.

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.

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 & Deane

EPC B

Rent: £1395 per month

Deposit: £1609

UNFURNISHED

