



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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

Vitellius Gardens, Basingstoke

3 Bedrooms, 1 Bathroom, Mid Terraced House

£1,450 pcm

MARTIN&CO



Vitellius Gardens, Basingstoke

Mid Terraced House,
3 bedroom, 1 bathroom

£1,450 pcm

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

- New Kitchen
- Freshly Painted
- New Carpets
- Garage In Block
- Driveway Parking
- Astro Turf Being Laid

Freshly updated home with new kitchen, new carpets and full redecoration. Three bedrooms, enclosed rear garden with astro turf being laid and garage with driveway parking. Located in a quiet residential setting overlooking a green area.

FRONT DOOR TO

ENTRANCE HALL Radiator, stairs to the first floor landing and door to the lounge. Newly decorated with fresh paintwork.

LOUNGE 13' 3" x 12' 6" (4.04m x 3.81m) Front aspect double glazed window allowing plenty of natural light, radiator and brand new carpet. Recently redecorated throughout with a bright, neutral finish. Glass-panelled French doors lead through to the dining room.

DINING ROOM 9' 0" x 8' 2" (2.74m x 2.49m)
Rear aspect double-glazed French doors opening to the garden, laminate flooring and radiator. Freshly redecorated with a bright, neutral finish. Useful under-stairs storage cupboard and archway leading through to the kitchen.

BRAND NEW KITCHEN 9' 0" x 7' 5" (2.74m x 2.26m) A beautifully updated and contemporary kitchen fitted with a wide range of sleek eye and base level units, offering generous storage and durable rolled edge work surfaces. Integrated electric oven with hob and extractor hood, space and plumbing for a washing machine and separate fridge freezer. Rear aspect double glazed window providing natural light, part-tiled walls with decorative border, and a modern tiled floor. The gas boiler is housed within a matching unit to maintain a clean,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



seamless finish.

FIRST FLOOR LANDING Neutrally decorated landing with access to the loft space and airing cupboard. Bright and airy with new carpet continuing from the staircase, providing access to all first floor rooms.

BEDROOM 1 12' 3" x 9' 1" (3.73m x 2.77m) Rear aspect double glazed window, radiator and new carpet. Freshly painted with a neutral finish.

BEDROOM 2 10' 0" x 9' 1" (3.05m x 2.77m) Front aspect double glazed window, radiator and new carpet. Freshly painted with a neutral finish.

BEDROOM 3 8' 10" x 7' 2" (2.69m x 2.18m) Front aspect double glazed window, built in wardrobe, radiator and new carpet. Freshly painted in a neutral finish.

BATHROOM Rear aspect window, panel enclosed bath with shower over and glass screen, wash hand basin and low level WC. Part tiled walls and tiled floor. Radiator.

FRONT Positioned in the middle of a terrace, the property features a low maintenance front garden laid with slate chippings and a paved pathway to the front door. Attractive frontage overlooking a green area.

REAR A fully enclosed rear garden with gate for rear access. The area is currently being prepared for new astro turf, providing a low maintenance and useable outdoor space once completed. Paved area by the house.

GARAGE 19' 10" x 9' 10" (6.05m x 3m) Single garage with storage above. Driveway parking directly in front for one car.

KEY FACTS FOR RENTERS Council Tax Band: D
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months Fixed Term
Parking: Driveway and Garage
Sorry Not suitable for pets
UNFURNISHED

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.

