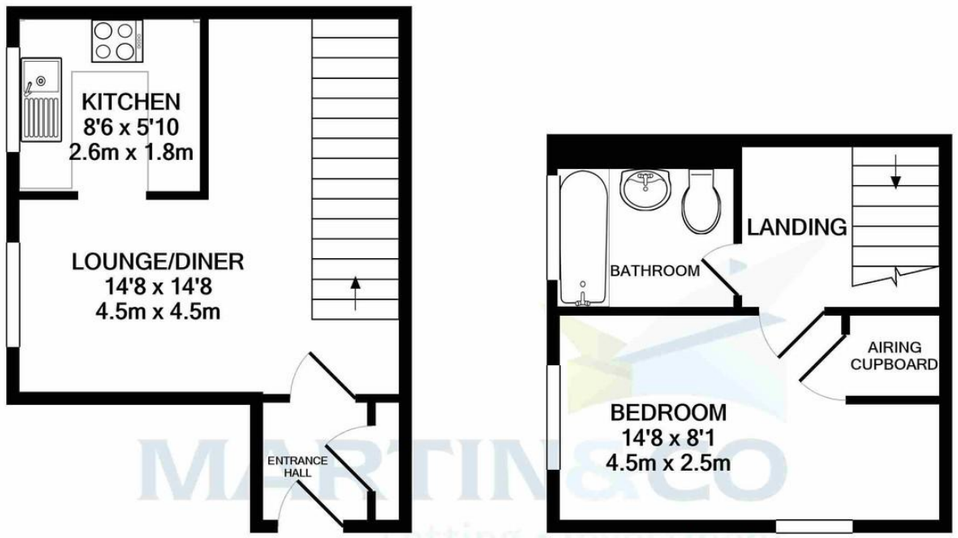


GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 208 SQ.FT.
(19.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 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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01256-859960
http://www.martinco.com

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, seller(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.

The Property Ombudsman

Summerfields, Chineham, RG24 8WX

1 Bedroom, 1 Bathroom, Back to Back

£1050 pcm



Chineham

Back to Back,
1 bedroom, 1 bathroom

£1,050 pcm

Date available: 1st December 2026
Deposit: £1,211
Unfurnished
Council Tax band: C

- Unfurnished
- Good Size Lounge
- Double Bedroom
- Lawned Garden
- Allocated Parking for Two Cars
- Re-Fitted Bathroom

A one bedroom house located in Chineham that comes with two parking spaces. The property has an open plan front garden, re-fitted bathroom with power shower. There is a good size living room, double bedroom with dual aspect and double glazing.

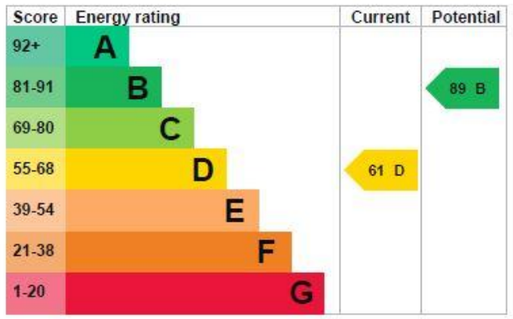
Path leading to front door

FRONT DOOR TO

ENTRANCE PORCH Side casement window, electric heater and small storage cupboard.

LIVING ROOM 14' 8" x 14' 8" (4.5m x 4.5m) Side aspect double glazed window, storage heater, smoke alarm and arch to

KITCHEN 8' 6" x 5' 10" (2.6m x 1.8m) Side aspect double glazed window, stainless steel sink unit with







mixer taps and single cupboard under. There is a range of matching cupboards and drawers, built in electric oven and hob, under cabinet fridge, under cabinet freezer and freestanding washing machine. There are also part tiled walls.

FIRST FLOOR LANDING Access to loft via hatch

BEDROOM 14' 8" x 8' 1" (4.5m x 2.5m) Dual aspect double glazing, airing cupboard and electric heater.

RE-FITTED BATHROOM Side aspect double glazed window. Panelled enclosed bath with power shower over, pedestal wash hand basin and low level W.C. There are part tiled walls and electric heater.

OUTSIDE

PARKING Parking in front of the property for two cars

GARDEN Open plan front garden

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 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.

MATERIAL INFORMATION
Council Tax Band: C
Basingstoke and Deane
EPC Rating: D
Holding Deposit Equivalent to 1 Weeks' Rent Required
Allocated Parking for 1 Car