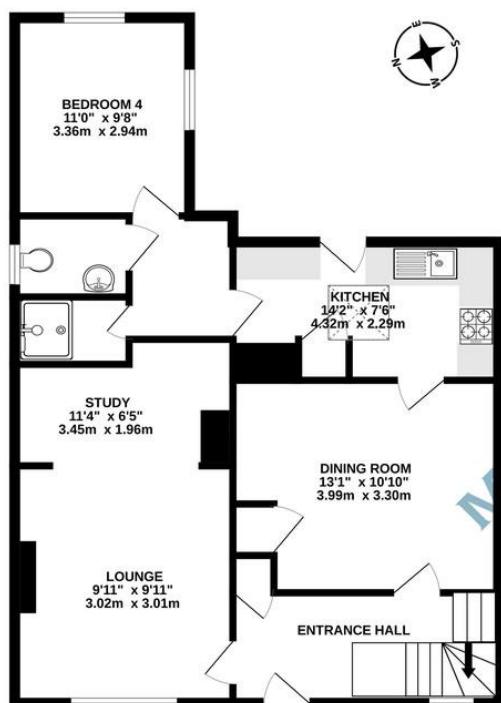
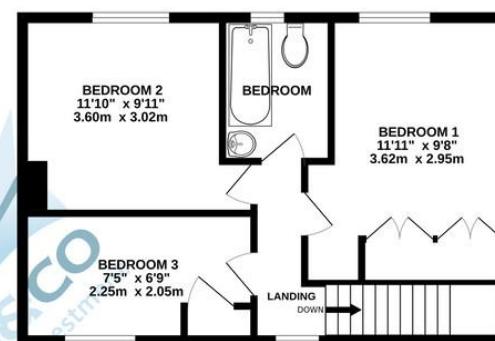


GROUND FLOOR



1ST FLOOR



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. These plans are for guidance 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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TO LET



Martin & Co Basingstoke
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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.

Shooters Way, Basingstoke, RG21 5PP**4 Bedrooms, 2 Bathrooms, Terraced House****£1,475 pcm**



Southview

**Terraced House,
4 bedroom, 2 bathroom**

£1,475 pcm

Date available: 12th January 2026

Deposit: £1,701

Unfurnished

Council Tax band: C

- Four Bedrooms House
- Large Garden
- Downstairs Shower Room
- Gas Central Heating
- Driveway Parking

This four bedroom residence occupies an exceptionally spacious plot, featuring generous gardens and ample driveway parking. The ground floor has been substantially extended, providing extensive and flexible living space well suited to family use.

FRONT DOOR TO

ENTRANCE HALL Stairs to first floor with storage cupboards under, radiator, cupboard housing fuse-box

LOUNGE 9' 10" x 9' 10" (3.02m x 3.01m) Front aspect window and radiator. Arch leading to

STUDY 11' 3" x 6' 5" (3.45m x 1.96m) Panelled walls and radiator.

DINING ROOM 13' 1" x 10' 9" (3.99m x 3.3m) Radiator, airing cupboard

KITCHEN 14' 9" x 7' 6" (4.52m x 2.29m) Rear aspect and double glazed door to garden. Stainless steel sink unit with single drainer with cupboard and drawers under, further range of cupboards and drawers. Space and plumbing for washing machine, wall mounted gas boiler.

INNER HALL Sky light window

SHOWER ROOM Shower cubicle with electric shower and radiator.

CLOAKROOM Side aspect window, pedestal wash hand basin, low-level W.C and radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



BEDROOM 4 11' 0" x 9' 7" (3.36m x 2.94m) Dual aspect windows and radiator.

FIRST FLOOR LANDING Front aspect window

BEDROOM 1 11' 10" x 9' 8" (3.62m x 2.95m) Rear aspect window, radiator and fitted wardrobes

BEDROOM 2 11' 9" x 9' 10" (3.60m x 3.02m) Rear aspect window, radiator

BEDROOM 3 7' 4" x 6' 8" (2.25m x 2.05m) Front aspect window, radiator and built in wardrobe

BATHROOM Rear aspect window. panelled enclosed bath, low level W.C, pedestal wash hand basin, radiator and part-tiled walls

OUTSIDE

FRONT Driveway parking for two cars, large front garden laid to lawn

REAR Large rear garden, mostly laid to lawn. Rear gate access

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.

Pet

If a tenancy is agreed to include a pet, an additional £50 per month in rent will be payable for the duration of the tenancy.



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 (or proof of address) and pay slips

KEY FACTS FOR RENTERS

Council Tax Band: C
Basingstoke and Deane

EPC RATING D
Minimum Tenancy Term 12 Months

UNFURNISHED
Driveway Parking

