



Martin & Co Basingstoke

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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		85 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 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.

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 (for proof of address) and payslips

KEY FACTS FOR RENTERS
Council Tax Band: C
Basingstoke and Deane
EPC RATING D
Minimum Tenancy Term 12 Months
UNFURNISHED
Driveway Parking

