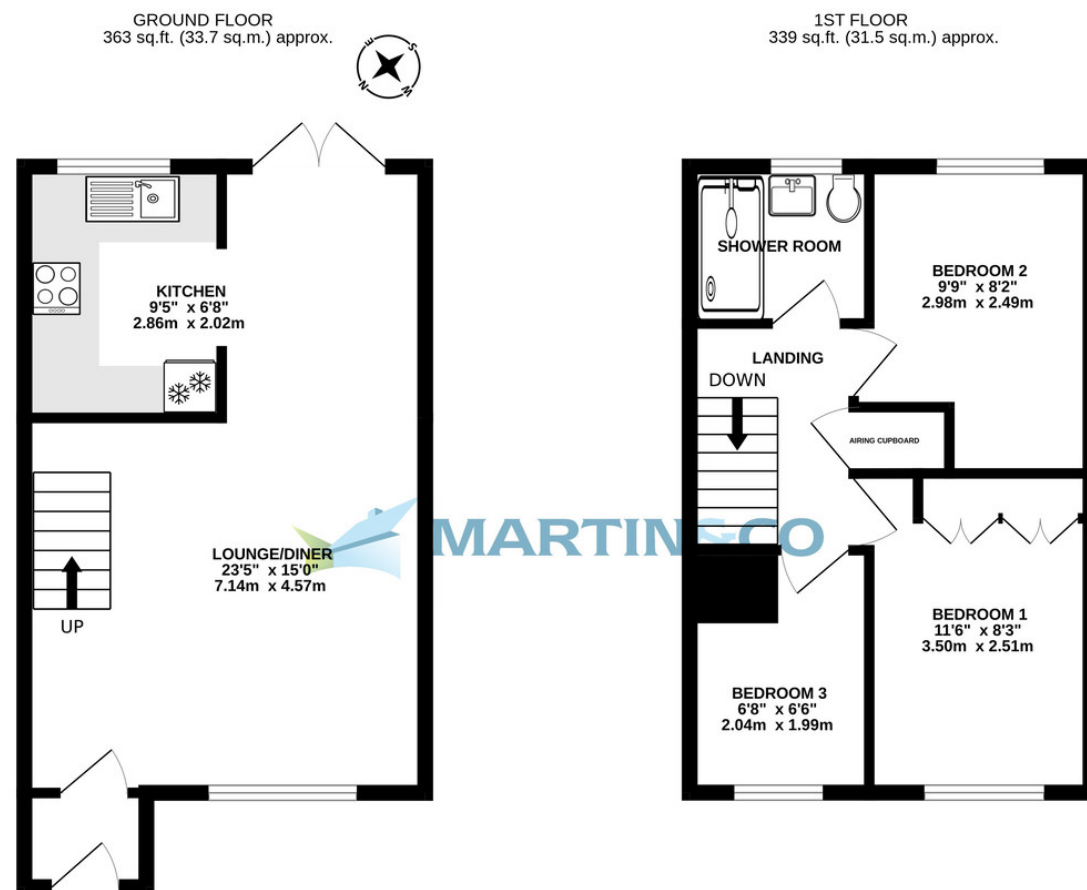




TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

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.

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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.



TO LET

Ellington Drive, Brighton Hill, RG22 4EZ

3 Bedrooms, 1 Bathroom, Semi-Detached House

£1,550 pcm

MARTIN&CO



Brighton Hill

Semi-Detached House,
3 bedroom, 1 bathroom

£1,550 pcm

Date available: 30th November 2026

Deposit: £1,788

Furnished

Council Tax band: C

- 3 Bedroom Family Home
- Modern Kitchen with Appliances
- Furnished
- Modern Shower Room
- Gas Central Heating
- Enclosed Garden
- Driveway Parking

A modern three bedroom family home located in Brighton Hill, close to local shops and amenities.

Comprising three bedrooms, shower room, 23' lounge/dining room, kitchen with appliances, enclosed garden and driveway parking.

Viewing is highly recommended.

LOCATION Nestled in a sought-after cul-de-sac in Brighton Hill, this delightful three-bedroom house offers the perfect blend of comfort and convenience. Its prime location provides easy access to local schools, amenities, and Basingstoke town centre, with excellent transport links to London Waterloo.

ENTRANCE HALL As you enter, a welcoming porch leads you into a spacious, light-filled lounge/dining room.

KITCHEN 9' 4" x 6' 7" (2.86m x 2.02m) The heart of the home is the stylishly modern kitchen, complete with cream Shaker-style units, a full suite of integrated appliances including a dishwasher and washing machine.

LOUNGE/DINING ROOM 23' 5" x 14' 11" (7.14m x 4.57m) Front aspect window, stairs to the landing, laminate flooring, radiators and

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



doors to the garden.

BEDROOM ONE 11' 5" x 8' 2" (3.5m x 2.51m) Front aspect window, 2 double wardrobes, carpet and radiator.

BEDROOM TWO 9' 9" x 8' 2" (2.98m x 2.49m) Rear aspect window, carpet and radiator.

BEDROOM THREE 6' 8" x 6' 6" (2.04m x 1.99m) Front aspect window, carpet and radiator.

SHOWER ROOM Rear aspect window, large walk-in shower, wash hand basin, low-level WC, towel radiator and tiled floor.

OUTDOOR SPACE The rear garden is a private oasis. A raised lawn and spacious patio area provide a perfect setting for relaxation or entertaining.

ADDITIONAL HIGHLIGHTS

PARKING Ample driveway parking for several vehicles.

LOCAL SCHOOLS Within walking distance to 'Good' Ofsted-rated Hatch Warren Infant and Junior Schools.

CONNECTIVITY Exceptional access to Basingstoke town centre and train station.

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

EPC Rating: D

Basingstoke and Deane

Minimum Tenancy Term: 12 Months FIXED TERM

FURNISHED

Driveway Parking

