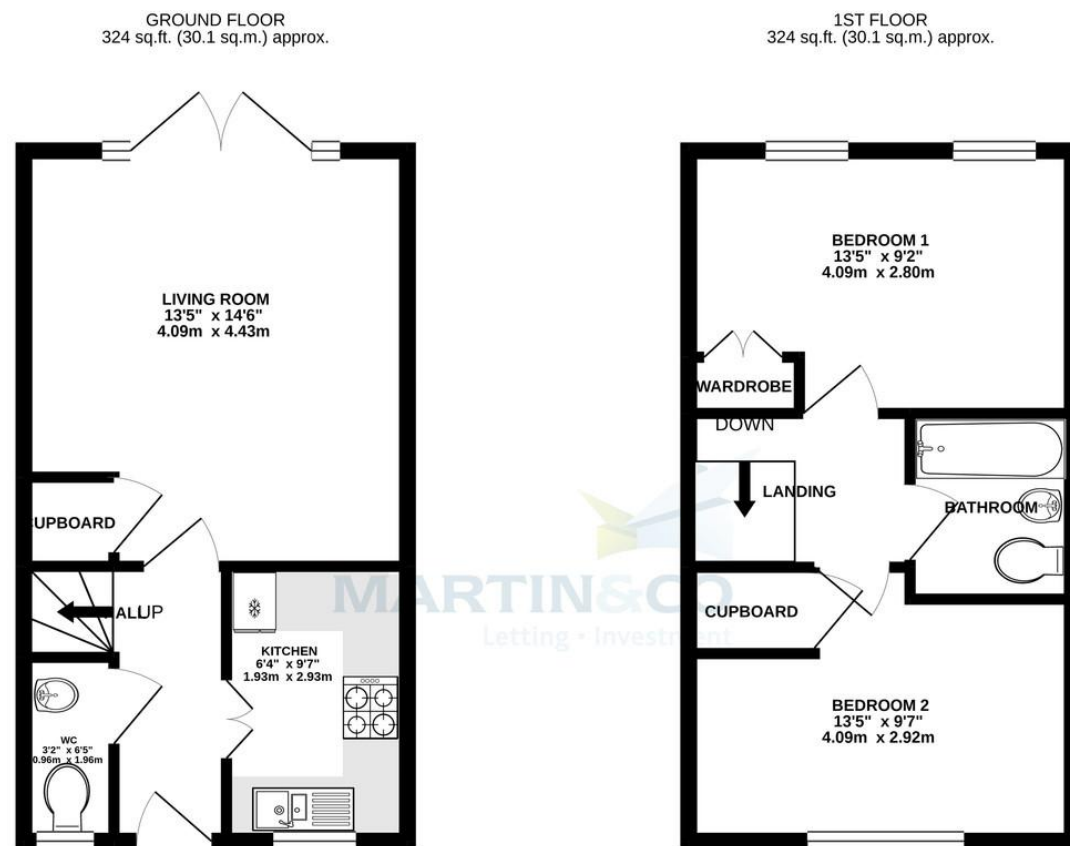




TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

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

Sinclair Drive, Basingstoke, RG21 6AG

2 Bedrooms, 1 Bathroom, Terraced House

£1,395 pcm





Sinclair Drive

Terraced House,
2 bedroom, 1 bathroom

£1,395 pcm

Date available: 8th December 2026
Deposit: £1,609
Unfurnished
Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Good Size Lounge
- Downstairs Cloakroom
- Garden
- Garage

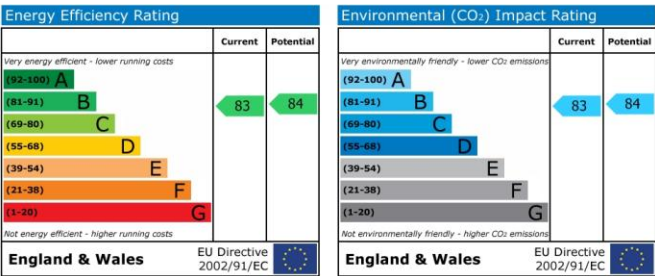
A terraced house located in the town centre. The property is available unfurnished and has a garden, gas central heating and double glazing. There are two double bedrooms and a well fitted kitchen and bathroom and cloakroom. There is also a GARAGE.

FRONT DOOR TO

ENTRANCE HALL Stairs to first floor

KITCHEN 9'7 x 6.4 (2.9m x 1.9m) Front aspect double glazed window. The kitchen comprises of a stainless steel sink unit with cupboard under, further range of eye and base units. There is built in double electric oven, gas hob with extractor, washing machine and freestanding fridge/freezer.

LIVING ROOM 14'6 x 13'5 (4.4m x 4.1m) Rear aspect double glazed French doors to garden, radiator and



wood effect flooring. There is storage cupboard,

FIRST FLOOR LANDING Doors to both bedrooms and bathroom

BEDROOM ONE 13'5 x 9'2 (4.1m x 2.8m) Rear aspect double glazed windows, radiator and double bedroom.

BEDROOM TWO 13'5 x 9'7 (4.1 x 2.9m) Front aspect double glazed window and radiator.

BATHROOM Three piece suite of panelled enclosed bath with retractable shower screen and shower over, pedestal wash hand basin and W.C There are half tiled walls, radiator and extractor fan.

OUTSIDE

FRONT GARDEN Open plan front garden with path to front door.

REAR GARDEN Full width patio area with outside tap and steps to the raised lawn. There is path giving access to rear gate and garage.

GARAGE Single garage with up and over door with storage above. The garage is approached via security gates

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_1_193_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
EPC RATING B
UNFURNISHED