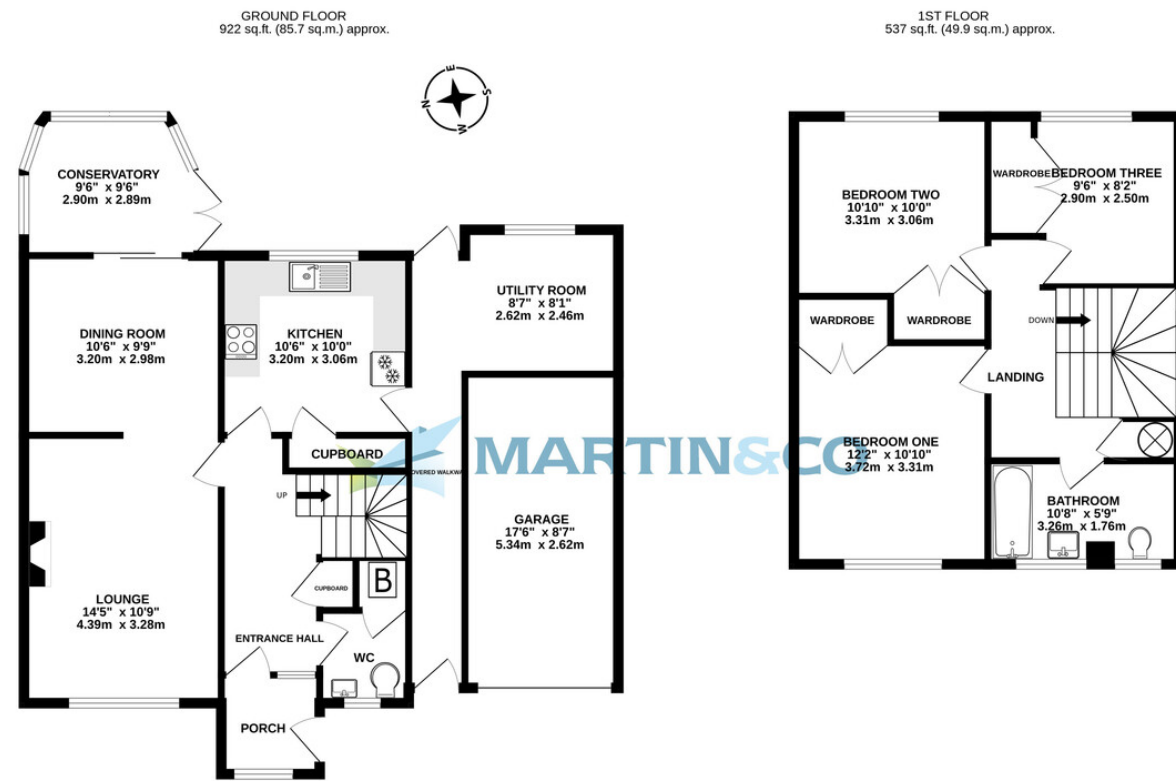




TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.

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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TO LET



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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.



Begonia Close, Basingstoke, RG22 5RA

3 Bedrooms, 1 Bathroom, Detached House

£1,950 pcm





Kempshott

Detached House,
3 bedroom, 1 bathroom

£1,950 pcm

Date available: 19th September 2026

Deposit: £2,250

Unfurnished

Council Tax band: E

- Three Bedrooms With Built-In Wardrobes
- Freshly Painted
- New Carpets
- Lounge And Dining Room
- Conservatory
- Re-Fitted Kitchen
- Enclosed Rear Garden With Patio And Decking

Freshly painted with new carpets, this three bedroom house offers a lounge, dining room, conservatory, fitted kitchen and utility room. Benefits include built-in wardrobes, a bathroom with shower, downstairs WC, an enclosed rear garden, garage and driveway parking.

ENTRANCE PORCH A covered entrance with outside lighting leads into the enclosed porch, which has a front-facing window, white painted brickwork and wood-effect flooring. A glazed internal door opens into the entrance hall.

ENTRANCE HALL The entrance hall has neutral décor, grey fitted carpet and a radiator, with a white spindle staircase leading to the first floor. There is access to the lounge, kitchen and downstairs cloakroom, together with a useful storage cupboard containing a hanging rail, shelf and water softener.

CLOAKROOM Located off the entrance hall, the cloakroom has a white WC and a wall-mounted wash basin, with white wall tiling and wood-effect flooring. There is also a radiator, a window with privacy glass, and a separate cupboard housing the boiler.

LOUNGE 14' 5" x 10' 9" (4.39m x 3.28m) The lounge has a large front-facing window, neutral décor and grey fitted carpet. A feature fireplace with a cream surround and matching hearth provides a focal point, while a radiator sits beneath the window. An opening leads through to the adjoining dining room.

DINING ROOM 10' 6" x 9' 9" (3.2m x 2.97m) Adjoining the lounge, the dining room provides space for a dining table and chairs, with neutral décor, grey fitted carpet and a radiator. Glazed sliding doors lead into the conservatory and bring natural light into the room.

CONSERVATORY 9' 6" x 9' 6" (2.9m x 2.9m) Overlooking the rear garden, the conservatory provides a bright additional seating area with glazing on three sides, fitted blinds and grey carpet. Sliding doors connect to the dining room, while double doors open directly onto the patio.

KITCHEN 10' 6" x 10' 0" (3.2m x 3.05m) The kitchen has grey Shaker-style wall and base

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



units, wood-effect worktops and white tiled splashbacks, with a sink beneath the window overlooking the rear garden. Appliances comprise a cooker, dishwasher and fridge/freezer. There is also wood-effect flooring, a radiator and a useful shelved storage cupboard, with a side door leading to the covered walkway.

COVERED WALKWAY Accessed from the kitchen, the enclosed walkway has painted brickwork and wood-effect flooring, with a door to the front of the property and an opening into the utility room.

UTILITY ROOM 2.62m x 2.46m (approx.) A useful utility room with wood-effect flooring, a rear-facing window and space and plumbing for a washing machine. There is additional room for appliances or storage, with a part-glazed door opening to the rear garden.

FIRST FLOOR LANDING The landing has neutral décor, grey fitted carpet and a white spindle balustrade, with natural light from a side-facing window. Doors lead to all three bedrooms and the bathroom. There is also a loft hatch and an airing cupboard housing the hot water cylinder, with slatted shelving for linen.

BEDROOM 1 12' 2" x 10' 10" (3.71m x 3.3m) A double bedroom with a large front-facing window overlooking mature greenery, neutral décor and grey fitted carpet. There is a radiator beneath the window and a built-in wardrobe with a hanging rail and shelf.

BEDROOM 2 10' 10" x 10' 0" (3.3m x 3.05m) A double bedroom with a large window overlooking the rear garden and mature trees. The room has neutral décor, grey fitted carpet and a radiator beneath the window, together with a built-in wardrobe providing hanging space and shelving.

BEDROOM 3 9' 6" x 8' 2" (2.9m x 2.49m) The third bedroom overlooks the rear garden and has neutral décor, grey fitted carpet and a radiator beneath the window. A built-in wardrobe provides hanging space and an overhead shelf.

BATHROOM The bathroom has a white suite comprising a bath with an electric shower over, pedestal wash basin and WC. There are fully tiled walls, wood-effect flooring and two windows with privacy glass, together with a radiator, mirrored wall cabinet and shaver socket.

FRONT A block-paved driveway provides off-road parking and access to the garage, with mature hedging along one side. A covered porch shelters the front entrance, while a separate door opens into the enclosed walkway. There is also gated access beside the garage.

REAR The enclosed rear garden combines a lawn with established planting and separate patio and decked areas. A block-paved patio extends across the rear of the house, providing space for a table and chairs for outdoor dining, with direct access from both the conservatory and utility room.

Mature shrubs and hedging border the lawn, alongside a raised flower bed planted with roses. A matching paved path leads to the decked area at the far end of the garden. Timber fencing with trellis sections encloses the space, with surrounding trees providing a leafy



backdrop. An outside tap is positioned beside the house.

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: E
Basingstoke and Deane
EPC Rating: C
Garage and driveway

