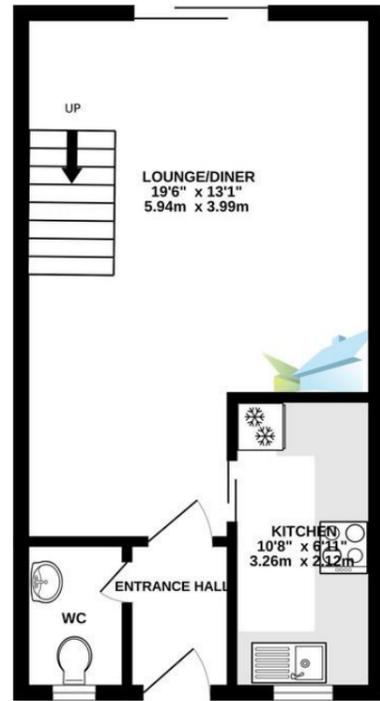
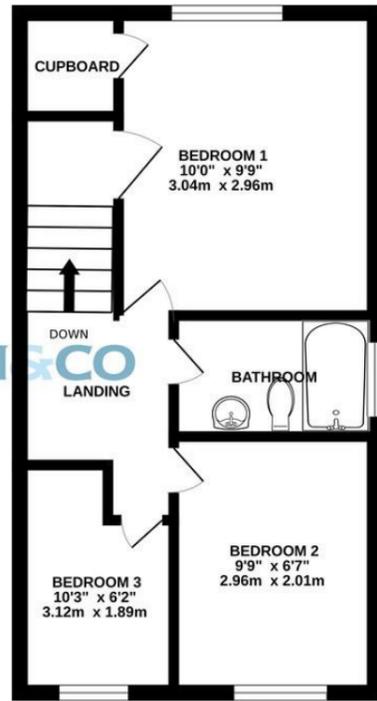


GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



MARTIN & CO



TOTAL FLOOR AREA: 656 sq.ft. (61.0 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.



Nicholas Court, South Ham, RG22 6US

3 Bedrooms, 1 Bathroom, End Terraced House

£1,500 pcm





## South Ham

End Terraced House,  
3 bedroom, 1 bathroom

£1,500 pcm

Date available: Available Now

Deposit: £1,730

Unfurnished

Council Tax band: C

- 3 Bedrooms
- Good Sized Living Room
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Allocated Parking

Three bedroom end terrace home in a quiet cul-de-sac, offering a spacious lounge/dining room, fitted kitchen with white goods, ground floor cloakroom, enclosed rear garden with side access, and parking nearby

DOUBLE GLAZED DOOR TO

CLOAKROOM Fitted with a low level W.C. and wash hand basin, with a side aspect double glazed window providing natural light and ventilation.

KITCHEN 10' 8" x 6' 11" (3.25m x 2.11m) A well presented fitted kitchen offering a range of eye and base level units with rolled edge work surfaces and tiled splashbacks. There is an inset sink and drainer, built in double oven, gas hob with extractor hood over, and a front aspect double glazed window allowing for plenty of natural light. White goods include a fridge freezer, slimline dishwasher and washing machine, while the gas boiler is also housed within the kitchen

LOUNGE 19' 6" x 13' 1" (5.94m x 3.99m) A spacious open plan lounge dining room offering plenty of room for both living and dining furniture. The room enjoys a bright and airy feel, with rear aspect double glazed sliding doors opening directly onto the garden and

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



allowing in plenty of natural light. Benefiting from two radiators, this is a well proportioned main reception space, ideal for both day to day living and entertaining.

FIRST FLOOR LANDING

BEDROOM 1 10' 9" x 9' 9" (3.28m x 2.97m) A good-sized double bedroom with a rear aspect double-glazed window, two built-in storage cupboards, and a radiator.

BEDROOM 2 9' 9" x 6' 7" (2.97m x 2.01m) Front aspect double glazed window and radiator. A well proportioned room.

BEDROOM 3 10' 3" x 6' 2" (3.12m x 1.88m) A good sized third bedroom with a front aspect double glazed window and radiator. Ideal for use as a single bedroom, nursery or home office.

BATHROOM Fitted with a white three piece suite comprising a panel enclosed bath with shower over and glass shower screen, low level W.C. and pedestal wash hand basin. Finished with tiled walls, tiled flooring and a wall mounted mirrored cabinet. A well presented family bathroom

GARDEN A private enclosed rear garden with a paved patio area leading to lawn, creating a useful outside space for day to day use. Further benefits include a timber shed, outside tap and side gate access.

PARKING Allocated parking for one car

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.

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](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

MATERIAL INFORMATION Council Tax Band: C

Basingstoke & Deane

EPC C

Minimum Tenancy Term: 12 Months

UNFURNISHED

