

TOTAL FLOOR AREA: 1360 sq.ft. (126.3 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.



Highfields

4 Bedrooms, 2 Bathroom, Detached House

£1,800 pcm





Highfields

Detached House,
4 bedroom, 2 bathroom

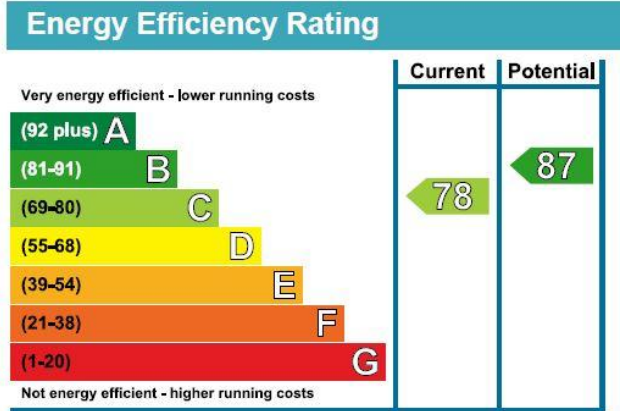
£1,800 pcm

Date available: 16th August 2025
Deposit: £2,076.92
Unfurnished
Council Tax band: E

- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- En-suite Shower Room
- Garage with Driveway Parking
- Enclosed Garden

A four bedroom detached family home in Highfield, only a short distance from Basingstoke Town Centre. There are three separate reception rooms, kitchen/breakfast room with utility room and downstairs cloakroom. Upstairs there are four double bedrooms and two bathrooms. The property also benefits from an enclosed garden and a separate garage with parking in front.

- HALLWAY Stairs to the landing and under stairs storage cupboard.
- LOUNGE 17' 8" x 13' 11" (5.4m x 4.2m) Front aspect bay window, carpet, radiator, feature fireplace and door to the dining room.
- DINING ROOM 10' 9" x 9' 5" (3.3m x 2.9m) Rear aspect doors to the garden, carpet, radiator and door to the kitchen.
- KITCHEN/BREAKFAST ROOM 16' 6" x 8' 9" (5.03m x 2.67m) Rear aspect windows, a range of eye and base level storage units with rolled edge work surfaces, integrated double oven, four ring gas hob with extractor hood over, fridge/freezer and tiled floor.
- UTILITY ROOM 8' 0" x 5' 0" (2.4m x 1.5m) Door to the garden, a range of base level storage units with rolled edge work surfaces, washing machine and tiled floor.



CLOAKROOM Side aspect window, low-level WC and wash hand basin.

STUDY 8' 10" x 6' 10" (2.7m x 2.1m) Front aspect window, carpet and radiator.

LANDING Carpet, airing cupboard and loft access.

BEDROOM ONE 13' 10" x 13' 0" (4.22m x 3.96m) Front aspect window, carpet, radiator and door to the en-suite.

EN-SUITE SHOWER ROOM Front aspect window, enclosed shower cubicle, low-level WC, wash hand basin, radiator and tiled floor.

BEDROOM TWO 14' 2" x 10' 1" (4.32m x 3.07m) Rear aspect window, carpet and radiator.

BEDROOM THREE 14' 0" x 10' 0" (4.27m x 3.05m) Front aspect window, carpet and radiator.

BEDROOM FOUR 9' 11" x 8' 11" (3.02m x 2.72m) Rear aspect window, carpet and radiator.

OUTSIDE To the rear of the property, there is an enclosed garden, mostly laid to lawn, with side access gate to the driveway. Driveway parking for one car.

GARAGE Up and over door.

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
Minimum Tenancy Term: 12 Months
UNFURNISHED
Garage and Driveway Parking

