



**TOTAL FLOOR AREA:** 748 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2021



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**Limes Park**

2 Bedrooms, 1 Bathroom, Terraced House

**£1,400 pcm**

**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 for 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.





## Limes Park

Terraced House,  
2 bedroom, 1 bathroom

£1,400 pcm

Date available: 16th November 2024

Deposit: £1,615

Unfurnished

Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Downstairs Cloakroom
- Good Size Lounge
- Modern Kitchen
- Driveway Parking

A two bedroom terraced home built by Thomas Homes. The property comprises two bedrooms, living room, kitchen with appliances, cloakroom and bathroom. There is a larger than normal garden and driveway parking. Walk Through tour.

Half glazed panel door to front aspect, storage cupboard with power, radiator, door to kitchen, door to lounge, door to:

CLOAKROOM White suite in white comprising sink with mixer tap with tiled splash back, WC, part tiled walls and radiator.

KITCHEN 8' 8" x 10' 2" (2.64m x 3.10m) Double glazed window to front aspect. The kitchen comprises range of wall and base units, laminate work surfaces, stainless steel sink unit with mixer tap, built in gas with double electric oven, freestanding washing machine, dishwasher and fridge/freezer. There is also a radiator.

LIVING ROOM 17' 4" x 12' 11" (5.28m x 3.94m) French doors leading out onto rear garden, double glazed window to rear aspect, under stairs storage cupboard, stairs to first floor and two radiators.

FIRST FLOOR LANDING Doors to all rooms, radiator, airing cupboard housing boiler.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
86	86	85	85

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 86, Potential: 86.

Environmental (CO<sub>2</sub>) Impact Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 85, Potential: 85.

England & Wales EU Directive 2002/91/EC



BEDROOM 1 14' 3" x 9' 4" (4.35m x 2.85m) Two double glazed windows to rear aspect, two built-in wardrobes and radiator.

BEDROOM 2 8' 3" x 11' 2" (2.54m x 3.42m) Double glazed window to front aspect, built-in wardrobe and radiator.

BALCONY Double glazed window to front aspect. Suite in white comprising panel enclosed bath with mixer tap and wall mounted shower unit over, wall hung wash hand basin, WC, part tiled walls and radiator.

### OUTSIDE

FRONT There is block paved driveway parking for one vehicle situated to the front of the property, storage cupboard.

REAR Patio area, and remainder laid to lawn. Enclosed by wood panel fencing and wall/fencing to the rear.

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](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 and Deane  
EPC: C  
Minimum Tenancy Term: 12 Months FIXED TERM  
A holding deposit equivalent to 1 weeks' rent will be required.

