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Kempshott

3 Bedrooms, 2 Bathroom, Detached House

£1,650 pcm





Kempshott

Detached House. 3 bedroom, 2 bathroom

£1,650 pcm

Unfurnished

Date available: 12th October 2024 Deposit: £1,903

Council Tax band: D

- Three Bedrooms
- Extended to the Rear
- Large Kitchen/Diner
- Family Room
- En-Suite Shower Room
- Utility Room
- Garage and Driveway Parking

An extended three-bedroom family house, located in the popular Kempshott area of Basingstoke. The property comprises a large kitchen/diner, living room, family room, three bedrooms, bathroom en-suite shower room, garage, driv eway parking and enclosed garden.

DOUBLE GLAZED DOOR TO

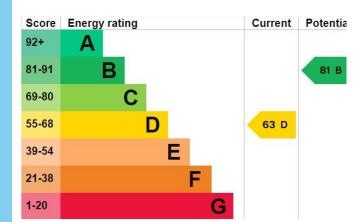
ENTRANCE HALL Stairs to first floor and radiator.

CLOAKROOM Front aspect double glazed window, low-level W.C and corner sink unit with tiled splashback

LIVING ROOM 14' 7" x 14' 3" (4.44m x 4.34m) Front aspect double-glazed bay window and radiator.

KITCHEN/DINING ROOM 17' 6" x 10' 1" (5.33m x 3.07m) Rear aspect double glazed window. Single sink unit with mixer taps with double cupboard under, further range of matching cupboards and drawers. There is a breakfast bar with a display cabinet. There is a built in electric oven, gas hob with extractor over, tiled flooring and deep storage cupboard.

FAMILY ROOM 11' 9" x 10' 8" (3.58m x 3.25m) Rear aspect double glazed windows and side aspect patio doors to garden. Radiator, down-lights and tiled





UTILITY ROOM 10' 1" x 7' 6" (3.07m x 2.29m) Rear aspect double-glazed window. Stainless steel sink unit with single cupboard under, with a matching range of cupboards and drawers. The white goods are a washing machine, tumble dry er and dishwasher. Double glazed door to side and personal door to

FIRST FLOOR LANDING Side aspect double glazed window and airing

BEDROOM 1 11' 7" x 10' 9" (3.53m x 3.28m) Rear aspect double glazed window, radiator and range of fitted wardrobes and furniture.

ENSUITE Side aspect double glazed window, fully tiled walls, enclosed shower cubicle, low-level w.c, sink with vanity cupboard and extractor fan

BEDROOM 2 10' 9" x 9' 9" (3.28m x 2.97m) Rear aspect double glazed window, radiator and fitted wardrobe

BEDROOM 3 9' 2" x 7' 2" (2.79m x 2.18m) Front aspect double-glazed window, Reference Checks and Credit Worthiness radiator and fitted desk so ideal for a home office

BATHROOM Rear aspect double glazed window. Enclosed bath with shower screen over, vanity sink unit, low level w.c, fully tiled walls and chrome radiator.

OUTSIDE Good-sized front garden, with a low retaining wall. Block paved driv eway parking. To the rear there is a small patio area, good sized lawned area, a shed and side access

GARAGE Single up and over door.

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to MATERIAL INFORMATION Council Tax Band: D reserve the property while referencing checks are being carried out. With the EPC D 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.

If a tenancy is agreed to include a dog an additional £50 per month in rent will be pay able for the duration or the tenancy.

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:

 $https:\!//assets.publishing.service.gov.uk/government\!/uploads/system/uploads/at$ tachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

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.

Minimum Tenancy Term: 12 Months Rent: £1,650 per month



