



GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(69.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (108.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.

Kempshott

3 Bedrooms, 2 Bathroom, Detached House

£1,650 pcm





Kempshott

Detached House,
3 bedroom, 2 bathroom

£1,650 pcm

Date available: 12th October 2024

Deposit: £1,903

Unfurnished

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, driveway 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 flooring

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 dryer and dishwasher. Double glazed door to side and personal door to the garage

FIRST FLOOR LANDING Side aspect double glazed window and airing cupboard.

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, 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 driveway 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 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 above 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.

Pet

If a tenancy is agreed to include a dog an additional £50 per month in rent will be payable for the duration of 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/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 (or proof of address) and pay slips.

MATERIAL INFORMATION Council Tax Band: D

EPC D

Minimum Tenancy Term: 12 Months

Rent: £1,650 per month

Deposit: £1,903

