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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.



**Elgar Close, Basingstoke, RG22 4DN**

**3 Bedrooms, 2 Bathrooms, End of Terraced House**

**£1,600 pcm**

**MARTIN&CO**





## Brighton Hill

End of Terraced House,  
3 bedrooms, 2 bathrooms

£1,600 pcm

Date available: Available Now  
Deposit: £1,846  
Unfurnished  
Council Tax band: C

- Three Bedrooms
- Two Reception Rooms
- Bathroom and Shower Room
- Garage
- Driveway Parking
- Enclosed Garden

A spacious extended end-of-terrace property within a quiet cul-de-sac in popular Brighton Hill close to schools, amenities and recreational facilities. The property has been freshly painted and benefits from a brand new kitchen.

Comprising two double bedrooms and a single room, bathroom and separate shower, cloakroom, kitchen, lounge, dining room, enclosed garden and garage.

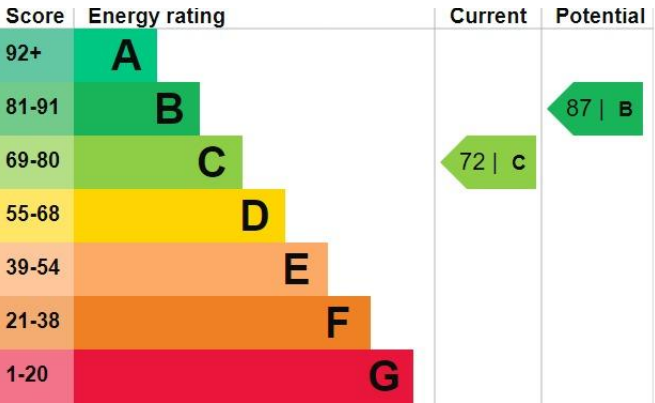
HALL Tiled floor, radiator and stairs to the landing.

CLOAKROOM Front aspect window, low-level WC, wash hand basin, tiled floor and walls.

SHOWER ROOM Walk-in shower cubicle and tiled floor.

LOUNGE 22' 4" x 9' 8" (6.81m x 2.95m) Front aspect window, carpet, radiator, under stairs cupboard and doors to the dining room.

DINING ROOM 7' 11" x 6' 9" (2.43m x 2.06m) Rear aspect window, carpet and radiator.



KITCHEN 9' 8" x 7' 8" (2.95m x 2.35m) Rear aspect window, door to the garden, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob, space for a washing machine and a fridge/freezer and vinyl floor.

LANDING Carpet, loft access and storage cupboard.

BEDROOM ONE 10' 7" x 9' 6" (3.25m x 2.92m) Front aspect window, carpet, radiator and double wardrobe.

BEDROOM TWO 11' 6" x 8' 9" (3.53m x 2.69m) Rear aspect window, carpet and radiator.

BEDROOM THREE 6' 11" x 6' 3" (2.13m x 1.93m) Single bedroom with front aspect window, radiator and over stairs storage cupboard.

BATHROOM Bath with shower over, low-level WC, wash hand basin, towel radiator, vinyl floor and airing cupboard.

GARAGE 15' 8" x 8' 3" (4.78m x 2.53m) Up and over door, light and power.

OUTSIDE To the front of the property, there is a small garden, mostly laid to lawn.

To the rear of the property, there is a low maintenance garden, rear access gate to a private parking space and side access to the garage.

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 and Deane  
EPC Rating: C  
Minimum Tenancy Term: 12 Months FIXED TERM  
UNFURNISHED  
Private Parking for 1 Car, Garage and On Road Parking.

