

TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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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.



TO LET



Chineham

2 Bedrooms, 1 Bathroom, House

£1,350 pcm





Chineham

House,
2 bedroom, 1 bathroom

£1,350 pcm

Date available: 12th December 2025
Deposit: £1,557.69
Part Furnished
Council Tax band: C

- Two Bedroom House
- Driveway Parking for 2 Cars
- Large Kitchen
- Gas Central Heating
- Conservatory
- Enclosed Garden

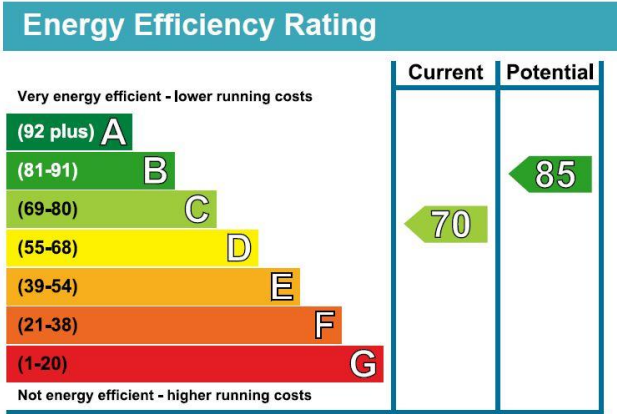
Located in the heart of North Chineham is this mid terrace family home. This home benefits from a conservatory and a refitted kitchen. There is an enclosed rear garden, driveway parking and plenty of communal visitor parking bays on the street.

ENTRANCE HALL Stairs leading to the first floor landing with a door leading into the lounge. There is an area dedicated for storage overhead lighting and wood laminate flooring.

LOUNGE 14' 3" x 9' 10" (4.4m x 3.0m) Overlooking the front of the property via a bay window, radiator, TV/Phone point, a large under stairs storage cupboard, overhead lighting and wood laminate flooring.

KITCHEN 12' 9" x 5' 10" (3.9m x 1.8m) The modern kitchen comprises a full range of eye and base level storage units with roll top work surfaces. There is a four ring electric hob with extractor fan above and a fan assisted oven below, washing machine, fridge, an inset stainless steel sink with a single mixer tap and drainer unit, radiator and tiled walls. There is an archway leading into the conservatory.

Conservatory 9' 5" x 9' 5" (2.9m x 2.9m) Double glazed roof and double doors leading out into the rear garden, overhead lighting and



tilled flooring.

LANDING Doors leading through to both bedrooms and bathroom. There is an airing cupboard housing the hot water tank with shelving and storage space, a hatch providing access to the loft space, power point overhead lighting.

BEDROOM 1 13' 1" x 9' 9" (4.0m x 3.0m) Front aspect double glazed window, radiator and new carpets to be fitted

BEDROOM 2 10' 9" x 7' 2" (3.3m x 2.2m) Rear aspect double glazed window and radiator.

BATHROOM The bathroom comprises a large pea shaped shower/bath with shower screen, a single mixer tap and a wall mounted power shower. There is a wash hand basin with a single mixer tap and storage cabinet below, a WC, a wall mounted heated chrome towel rail, fully tiled walls, a rear aspect window, overhead inset spotlights and tiled flooring.

OUTSIDE To the front of the property there is driveway parking for approximately one vehicle, a range of raised flower beds currently used as vegetable gardens, various mature hedging and planting, areas laid to ornamental gravel, a canopy above the front door with external light and external storage cupboard.

REAR GARDEN Enclosed by wood panel fencing with concrete posts, the garden has been landscaped to include an area laid to artificial grass with a large paved patio area. There is a gate providing rear access to the property.

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: C
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
PART-FURNISHED
Driveway Parking for 2 Car

