



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 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. Made with Metropix ©2023

TO LET



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Sherborne St. John

4 Bedrooms, 2 Bathroom, Detached House

£1,725 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 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.





Sherborne St. John

Detached House,
4 bedroom, 2 bathroom

£1,725 pcm

Date available: 3rd April 2025

Deposit: £1,990

Unfurnished

Council Tax band: E

- Village Location
- Four Bedroom Detached
- Two Reception Rooms
- Re-Fitted Kitchen
- En-Suite Shower Room
- Downstairs Cloakroom
- Double Length Garage

A modern detached family home built by Danetree Homes, offering well proportioned four bedroom accommodation which is in excellent decorative order throughout.

The property comprises a large lounge, separate dining room, modern kitchen, four bedrooms, bathroom and en-suite shower room, driveway parking, double length garage and enclosed garden.

Cranesfield is situated near the centre of Sherborne St John, a popular village just to the north of Basingstoke. The village itself has a highly regarded primary school, village post office/shop, church and public house, whilst Basingstoke itself offers a more extensive range of leisure, recreational and educational facilities. There is access to the M3 via junction 6, and the mainline railway station in Basingstoke provides fast and frequent services to London Waterloo.

FRONT DOOR TO

ENTRANCE HALL Wood effect flooring, thermostat control, radiator, stairs to first floor with storage cupboard under.

CLOAKROOM Side aspect window. Vanity sink unit with tiled splashback, low level WC and radiator.

LOUNGE 17' 11" x 11' 1" (5.45m x 3.37m) Front aspect window, radiator, feature-only fireplace, double doors to dining room.

DINING ROOM 13' 5" x 8' 11" (4.09m x 2.71m) Radiator and sliding patio doors to garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



KITCHEN 13' 3" x 8' 0" (4.03m x 2.43m) Rear aspect window. 1 1/2 bowl stainless steel sink unit with double cupboard under. Further range of matching cupboards and drawers, built in Bosch oven, built in induction Bosch hob with extractor over. There is under plinth lighting, dishwasher and space for fridge/freezer. Door to garage.

FIRST FLOOR LANDING Side aspect window and airing cupboard

BEDROOM 1 12' 6" x 10' 8" (3.80m x 3.24m) Rear aspect window, radiator

ENSUITE Corner shower cubicle, vanity sink unit, low-level W.C., chrome towel radiator, and half-tiled walls.

BEDROOM 2 9' 4" x 9' 4" (2.87m x 2.87m) Front aspect window, radiator

BEDROOM 3 9' 2" x 6' 6" (2.80m x 1.97m) Rear aspect window, radiator

BEDROOM 4 9' 5" x 7' 8" (2.88m x 2.34m) Front aspect window, radiator

BATHROOM Side aspect window. Bath with shower over, vanity sink unit, low-level W.C., chrome towel radiator and half-tiled walls

GARDEN Enclosed Garden with large patio area. The property backs onto fields

GARAGE 34' 1" x 8' 6" (10.40m x 2.61m) Up and over door, personal door to garden. Wall mounted gas boiler and washing machine.

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

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 pay slips.

MATERIAL INFORMATION

Council Tax Band: E

Basingstoke and Deane

EPC Rating: D

Minimum Tenancy Term: 12 Months FIXED TERM

Driveway Parking and Garage

UNFURNISHED

