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## Marnel Park

2 Bedrooms, 1 Bathroom, Semi-Detached House

£1,300 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.





## Marnel Park

Semi-Detached House,  
2 bedroom, 1 bathroom

£1,300 pcm

Date available: 12th July 2025

Deposit: £1,500

Unfurnished

Council Tax band: C

- Semi-Detached House
- Two Double Bedrooms
- Good Size Kitchen
- Living Room with French Doors
- Downstairs Cloakroom
- Two Parking Spaces

A well presented two bedroom terraced house which is situated in the highly sought after Marnel Park development. Accommodation includes a modern kitchen with appliances, downstairs cloakroom/utility room, lounge/diner which opens via French doors onto a private garden, two double bedrooms and a modern family bathroom. There is also allocated parking for two cars.

### DOUBLE GLAZED DOOR TO

**KITCHEN** 9'4 x 8'7 (2.9m x 2.6m) Front aspect double glazed window, range of both base and eye level cupboards, rolled edge worktops with inset sink, integrated four ring hob with oven under and extractor hood over, free standing fridge/freezer, radiator, part tiled walls, sliding door into the lounge/diner as well as a door into the downstairs cloakroom.

**CLOAKROOM** Front aspect double glazed frosted window, low level W.C., pedestal wash hand basin with tiled splash back, rolled edge worktop with cupboard under along a washing machine, consumer unit for the electrics, extractor fan, radiator.

**LIVING ROOM** 14'4 x 12'1 (4.4m x 3.7m) Rear aspect double glazed French doors onto the garden, two radiators, TV and telephone points, under stairs cupboard, further cupboard storage.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**FIRST FLOOR LANDING** Access to the loft, airing cupboard housing the boiler and shelving, doors to all first floor rooms

**BEDROOM 1** 12'1 x 9'3 (3.7 x 2.8m) Rear aspect double glazed window and radiator

**BEDROOM 2** 9'3" x 8'8" (2.8m x 2.6m) Front aspect double glazed window, radiator, built-in wardrobes with sliding doors.

**BATHROOM** Panel enclosed bath with mixer taps and shower attachment, low level W.C., wash hand basin with mixer tap and tiled splash back inset into vanity unit with cupboard below, radiator, extractor fan, shaver point, part tiled surrounds.

### OUTSIDE

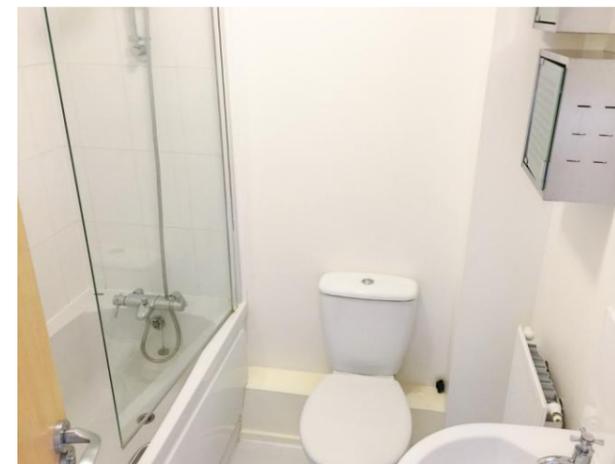
**FRONT** Path to front door and low maintenance garden

**REAR** Mainly decked, fully enclosed with gate leading to parking

**PARKING** Two allocated parking spaces.

**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](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  
UNFURNISHED  
Allocated Parking for TWO cars

