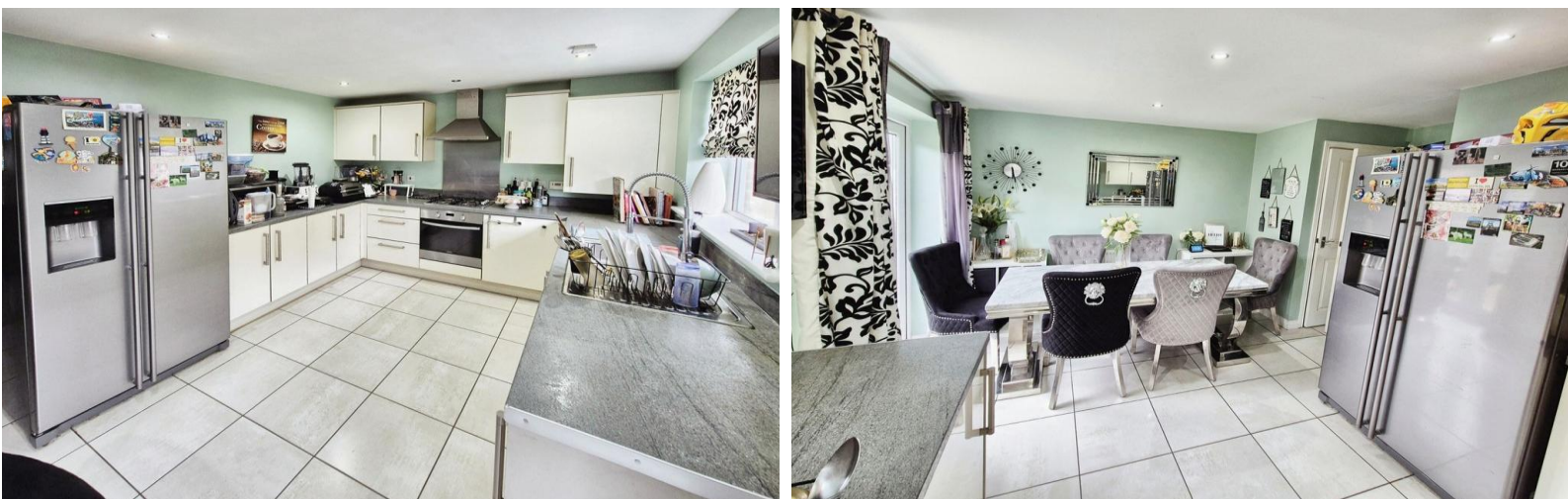




TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Everest Park

4 Bedrooms, 2 Bathroom, Town House

£1,800 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.





Everest Park

Town House,
4 bedroom, 2 bathroom

£1,800 pcm

Date available: 15th November 2024

Deposit: £2,076

Unfurnished

Council Tax band: D

- Four Bedrooms
- Kitchen/Breakfast Room
- Large Living Room
- Bathroom and En-Suite
- Garage
- Driveway Parking
- Enclosed Garden

A Four Bedroom Semi-Detached Town House situated on the popular Everest Park development.

The accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room, first floor living room, first floor bedroom and family bathroom, with a further three bedrooms (one with en-suite) on the second floor. The property has an enclosed garden, garage and driveway parking.

ENTRANCE HALL Tiled floor, radiator and stairs to the first floor landing.

CLOAKROOM Low-level WC, wash hand basin, towel radiator and vinyl floor.

KITCHEN/BREAKFAST ROOM 16' 7" x 13' 1" (5.07m x 4.00m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, doors to the garden, integrated oven, four ring gas hob, washing machine, dishwasher, fridge/freezer, tiled floor, radiator and under stairs storage cupboard.

FIRST FLOOR LANDING Carpet and radiator.

LIVING ROOM 16' 4" x 16' 4" (5.0m x 5.0m) Front aspect windows, doors to the Juliette balcony, carpet and radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM THREE 12' 0" x 9' 10" (3.67m x 3.0m) Rear aspect window, carpet and radiator.

BATHROOM 7' 4" x 6' 7" (2.25m x 2.02m) Rear aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and vinyl floor.

SECOND FLOOR LANDING Carpet, storage cupboard, airing cupboard and loft access.

BEDROOM ONE 14' 7" x 9' 10" (4.46m x 3.00m) Front aspect window, carpet, radiator, two double wardrobes and a door to the en-suite.

EN-SUITE BATHROOM 7' 2" x 5' 6" (2.2m x 1.7m) Bath with shower over, low-level WC, wash hand basin, towel radiator and vinyl floor.

BEDROOM TWO 11' 0" x 9' 10" (3.36m x 3.0m) Rear aspect window, carpet and radiator.

BEDROOM FOUR / STUDY 7' 4" x 6' 6" (2.26m x 2.0m) Velux style window, carpet and radiator.

GARAGE 18' 9" x 9' 10" (5.74m x 3.0m) Up and over door, light and power.

OUTSIDE To the front of the property there is driveway parking and access to the garage.

To the rear of the property, there is an enclosed garden, with patio area adjacent to the property and side access gate.



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.

Pets

If a tenancy is agreed to include a pet, 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 (if or proof of address) and pay slips

MATERIAL INFORMATION

Council Tax Band: D

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months

A holding deposit equivalent to 1 weeks' rent will be required

