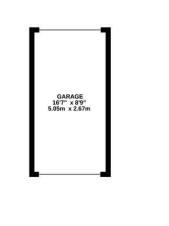
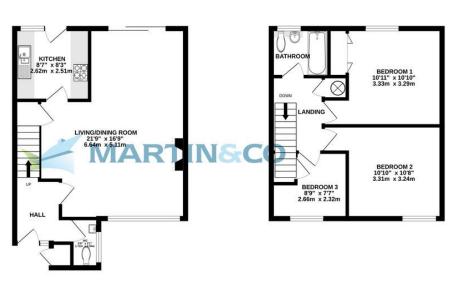
FIRST FLOOR 427 sq.ft. (39.7 sq.m.) approx.





TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx





Wykeham Drive

3 Bedrooms, 1 Bathroom, Detached House

£1,500 pcm

01256-859960 Martin & Co Basingstoke 26 London Street • Basingstoke • RG21 7PG T: 01256-859960 • E: basingstoke@martinco.com http://www.martinco.com



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 jour ney particulars. They may however be available by separate negotiate n







Wykeham Drive

Detached House. 3 bedroom, 1 bathroom

£1,500 pcm

Date available: Available Now Deposit: £1,730 Unfurnished Council Tax band: D

- Three Bedrooms
- 21' Lounge/Dining Room
- Kitchen with Appliances
- Bathroom and Cloakroom
- Garage
- Enclosed Garden
- Driveway Parking

A spacious three bedroom family home, located in a quiet road within 1 mile of local shops and schools. Comprising three bedrooms, bathroom, 21' lounge/dining room, kitchen with appliances, cloakroom, garage and enclosed garden.

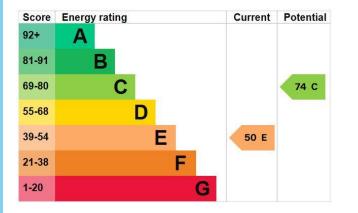
The property is in good condition throughout with recently replaced carpets.

HALL Laminate floor, radiator and stairs to the landing.

KITCHEN 8' 7" x 8' 2" (2.62m x 2.51m) 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 gas hob with extractor over, fridge, washing machine and vinyl floor.

LOUNGE/DINING ROOM 21' 9" x 16' 9" (6.64m x 5.11m) Front aspect windows and sliding patio doors to the garden, feature fireplace with electric fire, carpet, radiator and under stairs storage cupboard.

CLOAKROOM Side aspect window, low-level WC, wash hand basin, tow el radiator and laminate floor.





LANDING Loft access, airing cupboard and carpet.

BEDROOM ONE 10' 11" x 10' 9" (3.33m x 3.29m) Rear aspect window, carpet, radiator and wardrobe.

BEROOM TWO 10' 10" x 10' 7" (3.31m x 3.24m) Front aspect window, carpet and radiator.

BEDROOM THREE 8' 7" x 7' 7" (2.64m x 2.32m) Front aspect window, carpet, radiator and storage cupboard.

BATHROOM 6' 7" x 5' 6" (2.02m x 1.7m) Bath with shower over, lowlevel WC, wash hand basin, radiator and vinyl floor.

GARAGE 16' 6" x 8' 9" (5.05m x 2.67m) Up and over doors are both ends of the garage to allow garden access, light and power.

OUTSIDE To the front of the property, there is a small garden and driveway parking.

To the rear of the property there is an enclosed garden, large patio area to the side of the property, side access gate and storage shed.

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 EPC Rating: E the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent UNFURNISHED checks, withdraws from the property or fails to take reasonable steps Drivew ay Parking and Garage 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.

MATERIAL INFORMATION Council Tax Band: D Basingstoke and Deane Minimum Tenancy Term: 12 Months