

**TO LET**



**John Liddell Way, Basingstoke, RG21 6BG**  
**£2,200 pcm**

  
**MARTIN&CO**





## Chapel Gate, Town Centre

Semi-Detached House,  
4 bedroom, 3 bathrooms

£2,200 pcm

Date available: 15th November 2025

Deposit: £2,538

Furnished

Council Tax band: D

- Town Centre Location
- Four Bedrooms
- Three Bathrooms (Two En-Suite)
- Kitchen/Breakfast Room with Appliances
- Living Room
- Cloakroom
- Garden



A well presented and spacious town house, located on the popular Chapel Gate development, and just a short walk from Basingstoke town centre and train station.

Comprising four bedrooms, three bathroom (two en-suites), kitchen/breakfast room, living room, cloakroom, enclosed garden and garage with parking in front.

HALL Laminate floor, radiator and stairs to the first floor landing.

LIVING ROOM 17' 0" x 10' 4" (5.2m x 3.15m) Front and side aspect windows, door to the garden, radiator, carpet and fitted storage unit.





**KITCHEN** 14' 10" x 8' 2" (4.53m x 2.5m) 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 ring with extractor over, fridge/freezer, dishwasher, washing machine and laminate floor.

**DINING ROOM** 13' 10" x 6' 10" (4.23m x 2.1m) Front aspect windows, radiator and laminate flooring.

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

**FIRST FLOOR LANDING** Rear aspect window, airing cupboard, carpet and radiator.

**BEDROOM ONE** 10' 10" x 10' 4" (3.32m x 3.16m) Front aspect windows, double wardrobe, carpet, radiator and door to the en-suite.

**EN-SUITE SHOWER ROOM** Rear aspect window,

double sized shower unit, low-level WC, wash hand basin, radiator and vinyl floor.

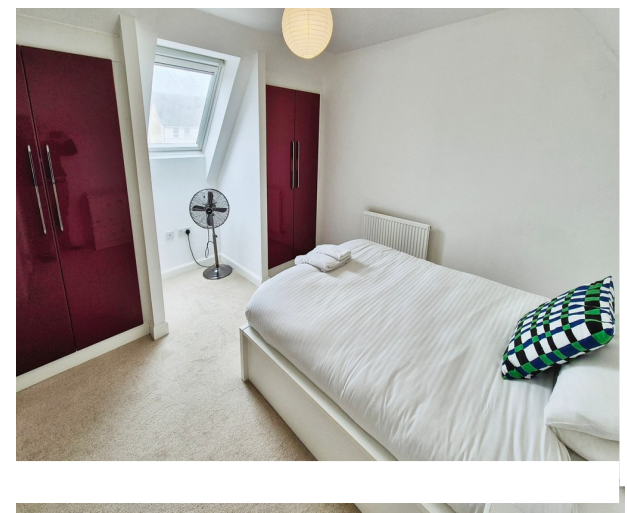
**BEDROOM TWO** 10' 4" x 9' 3" (3.16m x 2.82m) Front and side aspect windows, two double wardrobes, carpet and radiator.

**FAMILY BATHROOM** Side aspect window, bath with shower over, low-level WC, wash hand basin, radiator and vinyl floor.

**SECOND FLOOR LANDING** Front aspect window, carpet and radiator.

**BEDROOM THREE** 11' 8" x 9' 10" (3.57m x 3.0m) Velux style window, two double wardrobes, carpet, radiator and door to the en-suite.

**EN-SUITE SHOWER ROOM** Enclosed shower cubicle, low-level WC, wash hand basin, radiator, vinyl floor and Jack and Jill door to the landing.



**BEDROOM FOUR** 11' 8" x 9' 10" (3.57m x 3.0m) Side aspect and Velux style windows, double wardrobe, radiator and carpet.

**GARAGE** 16' 8" x 7' 10" (5.1 m x 2.4m) Up and over door with parking in front.

**OUTSIDE** The front of the property overlooks are small community green area.

The rear of the property has a low maintenance enclosed garden, with large 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 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: D  
Basingstoke and Deane

EPC Rating: B

**FURNISHED**

Minimum Tenancy Term: 6 months

Off Road Parking, plus Residents' visitor parking with a permit

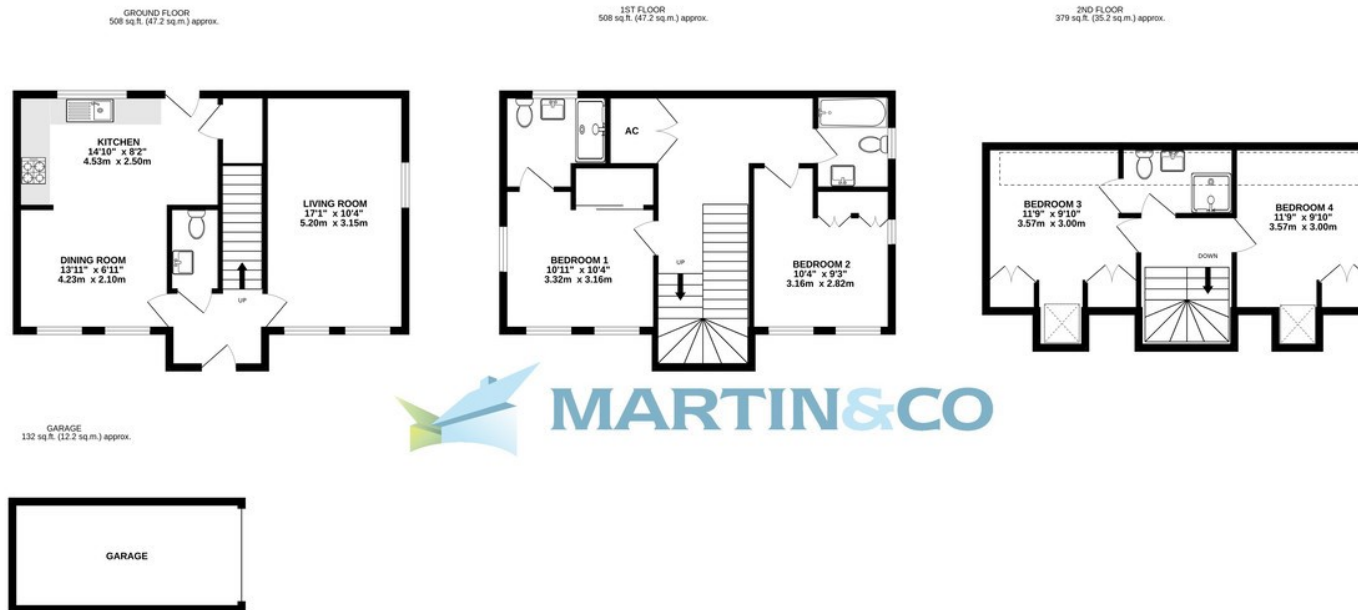


Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		









TOTAL FLOOR AREA : 1527 sq.ft. (141.8 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.

## Martin & Co Basingstoke

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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.