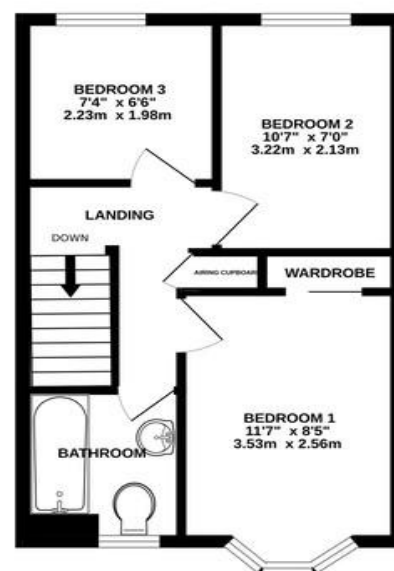


GROUND FLOOR



1ST FLOOR



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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**01256-859960**

<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 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.



**TO LET**



**Royal Close, Hatch Warren**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**£1,700 pcm**







**Royal Close, Basingstoke**

End Terraced House,  
3 bedroom, 1 bathroom

£1,700 pcm

Date available: Now  
Deposit: £1,961  
Unfurnished  
Council Tax band: C

- Spacious living room opening onto a west-facing garden via stylish bi-fold door
- Modern kitchen
- Downstairs WC
- Three bedrooms
- West Facing Garden
- Garage with power and lighting
- Driveway Parking

AVAILABLE NOW | 3 BED END-TERRACE WITH GARAGE, BI-FOLD DOORS & WEST-FACING GARDEN

Martin & Co are pleased to offer this freshly redecorated three-bedroom end-terrace home, ideally located within walking distance of local schools, shops and amenities.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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\\_1\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_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.

**KEY FACTS FOR RENTERS** Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: D  
UNFURNISHED  
Minimum Tenancy Term: 12 Months  
Driveway Parking and Garage

