



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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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

Woolhampton Drive, Basingstoke, RG24 9BX

3 Bedrooms, 2 Bathrooms, End Terraced House

£1,700 pcm





Woolhampton Drive

End Terraced House,
3 bedroom, 2 bathrooms

£1,700 pcm

Date available: 1st October 2025
Deposit: £1,961
Unfurnished
Council Tax band: D

- Opposite Basingstoke Hospital, Close To Town And M3
- En-Suite To Main Bedroom
- Spacious Living/Dining Room With Garden Access
- Modern Kitchen With Appliances Included
- Gas Central Heating And Double Glazing
- Two Allocated Parking Spaces
- Unfurnished

This well-presented three-bedroom home is located directly opposite Basingstoke Hospital and benefits from two allocated parking spaces, along with visitor bays available under a permit system.

The property offers a welcoming entrance hall with tiled-effect flooring, access to a ground floor cloakroom, and a spacious living and dining room with south-facing French doors opening onto the rear garden and a west-facing side window, giving excellent natural light. A deep built-in cupboard provides useful storage. The separate front-facing kitchen is fitted with a comprehensive range of units and includes a built-in oven, gas hob with extractor, integrated fridge/freezer, washing machine and dishwasher, with the gas boiler housed in a matching cupboard.

On the first floor there are three double bedrooms. The main bedroom includes a fitted wardrobe and en-suite shower room. Two further doubles overlook the rear garden, with the family bathroom fitted with a modern white suite including bath with shower over, wash basin and WC.

Outside, the south-facing garden is designed for low maintenance with artificial lawn, a paved patio area and rear gate access.

The property is ideally positioned for the hospital, nearby schools, local amenities and access into Basingstoke town centre and the M3.

FRONT DOOR TO

ENTRANCE HALL Hallway with tiled-effect flooring, stairs to the first floor and doors to cloakroom, kitchen and living/dining room

CLOAKROOM Useful ground floor cloakroom fitted with a white suite comprising WC and wash basin. Finished with tiled-effect flooring and a front aspect window allowing natural light and ventilation.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 16' 4" x 15' 6" (4.98m x 4.72m) Spacious living and dining area with a south-facing outlook to the garden and a west-facing side window, providing plenty of natural light. French doors open onto the rear garden. The room also benefits from a deep built-in storage cupboard. Finished with tiled-effect flooring and offering flexible space for seating and dining.

KITCHEN 9' 3" x 8' 1" (2.82m x 2.46m) A well-presented kitchen set at the front of the property, fitted with a comprehensive range of high-gloss wall and base units with wood-effect work surfaces and tiled splashbacks. Appliances are included and comprise: built-in electric oven, four-ring gas hob with stainless steel extractor, integrated fridge/freezer, washing machine and dishwasher. A stainless steel sink is positioned beneath a front aspect window, giving natural light to the room. The gas-fired boiler is neatly housed within a matching cupboard. Finished with tiled-effect flooring, this practical space offers good storage and modern fittings throughout.

FIRST FLOOR LANDING Storage cupboard

BEDROOM 1 12' 8" x 10' 4" (3.86m x 3.15m) Good-sized double bedroom set at the front of the property. The room benefits from a fitted double wardrobe providing useful storage. A large window brings in plenty of natural light, and the space is finished with neutral décor and carpeted flooring. Door through to the en-suite shower room.

ENSUITE Modern shower room fitted with a white suite comprising WC, wash basin and enclosed shower cubicle with sliding glass doors. Fully tiled walls and flooring with a mix of neutral and feature tiling. Window to the front providing natural light and ventilation.

BEDROOM 2 10' 5" x 8' 10" (3.18m x 2.69m) Double bedroom set at the rear of the property with views over the garden. Finished with neutral décor, feature wall and carpeted flooring. A good-sized second bedroom, suitable as a guest room.

BEDROOM 3 10' 5" x 6' 5" (3.18m x 1.96m) A well-proportioned third double bedroom, rear-facing with views over the garden. Finished with neutral décor and carpeted flooring.

BATHROOM Well-appointed bathroom fitted with a white suite comprising WC, wash basin and bath with overhead shower and glass screen. Tiled walls area and flooring in neutral tones, with a rear aspect window providing natural light and ventilation.

FRONT The property is set within a modern cul-de-sac directly opposite Basingstoke Hospital. To the front are two allocated parking spaces, with additional visitor bays available under a permit system.

REAR South-facing rear garden laid to artificial lawn with paved patio area. Enclosed by fencing and brick walling, the garden also benefits from a rear gate for access. Designed for low maintenance, it provides a practical outdoor space for seating and entertaining.

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at



flatfair.co.uk

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 aforementioned 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

EPC Rating: B

Minimum Tenancy Term: 12 Months

UNFURNISHED

Allocated Parking for 2 cars

Sorry no suitable for pets

