



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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

Hasker Road, Basingstoke, RG24 9NF

3 Bedrooms, 2 Bathrooms, Detached House

£1,950 pcm

MARTIN&CO



Spiers Meadow

Detached House,
3 bedrooms, 2 bathrooms

£1,950 pcm

Date available: 28th March 2026

Deposit: £2,250

Unfurnished

Council Tax band: D

- Three Bedroom Detached Home
- Large Kitchen/Living Room
- Utility Room
- En-Suite Shower Room
- Good Size Garden
- Garage
- Driveway

Well presented 3 bedroom home with kitchen diner, lounge, ensuite to the main bedroom and modern bathroom. Enclosed rear garden with patio and lawn. Garage and driveway parking with EV charger.

ENTRANCE HALL Welcoming entrance hall with modern herringbone style flooring, neutral décor and a radiator. Provides access to the living room, kitchen dining room, cloakroom and stairs to the first floor. Bright and well presented, creating a smart first impression on entry.

CLOAKROOM Modern ground floor cloakroom fitted with a WC and pedestal wash hand basin with mixer tap and tiled splashback. Wall-mounted mirror cabinet, radiator and extractor fan. Finished with wood effect flooring and neutral décor. Practical and well presented.

LOUNGE 17' 9" x 10' 8" (5.41m x 3.25m) Spacious and well presented living room with herringbone style flooring and neutral décor. Dual aspect windows plus a glazed door to the garden allow for good natural light. Recessed ceiling spotlights, radiator and ample space for sofas and additional furniture. A comfortable and bright main reception room ideal for everyday living and entertaining.

KITCHEN/DINER 17' 9" x 10' 8" (5.41m x 3.25m) Generous kitchen dining room fitted with a range of modern base and eye level units providing good storage. Wood effect worktops with matching upstands and a stainless steel sink with mixer tap and drainer.

Integrated appliances include a four ring gas hob, stainless steel chimney extractor, double oven, fridge freezer and dishwasher. Tiled and glass splashbacks, under-unit lighting and multiple power points along the work surfaces.

The dining area comfortably accommodates a family sized table and chairs. French doors open directly onto the rear garden, providing natural light and easy access outside, with an additional rear aspect window bringing in further light. Radiator, ceiling light point and wood effect flooring.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



UTILITY ROOM 5' 7" x 5' 4" (1.71m x 1.64m) Well arranged utility room fitted with matching wall and base units and a wood effect worktop providing additional preparation and storage space. Decorative tiled splashback and multiple power points for appliances. Freestanding washing machine and tumble dryer are positioned under the counter and are included within the tenancy. Part glazed door opens directly onto the driveway, offering convenient external access and good natural light. Radiator and wood effect flooring. There is also a deep under-stairs storage cupboard accessed from the utility room,

FIRST FLOOR LANDING Spacious first-floor landing providing access to all bedrooms and the family bathroom. Rear aspect double-glazed window allowing in natural light. Fitted carpet and radiator. Airing cupboard housing the hot water cylinder with useful linen storage above and below.

BEDROOM 1 13' 11" x 12' 1" (4.24m x 3.68m) Well-proportioned principal bedroom with a front aspect double-glazed window allowing in good natural light. Fitted carpet, radiator, and neutral décor. A full wall of built-in wardrobes with mirrored sliding doors provides extensive hanging and storage space. Recessed ceiling spotlights and additional ceiling light points.

ENSUITE Modern and well presented en-suite fitted with a double width shower enclosure with sliding glass doors and a wall mounted thermostatic shower. Fully tiled walls and tiled flooring for a clean, low maintenance finish. White suite comprising a WC and wall mounted wash hand basin with mixer tap and storage space below. Mirrored cabinet above the sink providing additional storage. Heated towel radiator, recessed ceiling light and extractor fan. Frosted double glazed window allowing natural light while maintaining privacy.

BEDROOM 2 10' 11" x 9' 9" (3.33m x 2.97m) Front aspect double-glazed window fitted with blinds, allowing in natural light. Fitted carpet, radiator and neutral décor. Built-in storage cupboard provides useful hanging and shelving space.

BEDROOM 3 9' 2" x 7' 6" (2.79m x 2.29m) Well presented third bedroom with a double-glazed window fitted with blinds, allowing in natural light. Fitted carpet, radiator and neutral décor.

BATHROOM Modern family bathroom fitted with a white three-piece suite comprising a panelled bath with wall-mounted shower and a glass screen, a pedestal wash hand basin with mixer tap, and low level WC. Fully tiled walls and tiled flooring for a clean, contemporary finish. Frosted double-glazed window provides natural light while maintaining privacy. Heated towel rail, extractor fan and wall-mounted mirrored cabinet offering practical storage.

OUTSIDE Enclosed rear garden arranged with a patio area adjoining the property, ideal for outdoor seating and entertaining. Main lawn with shaped borders, creating a pleasant and usable outdoor space. Raised, well-stocked beds and planters provide colour and structure. Side access gate leading to the front/driveway. Fencing and brick boundaries offer a good degree of privacy.



GARAGE AND DRIVEWAY 18' 0" x 10' 0" (5.49m x 3.05m) Single garage with up and over door, power and lighting, providing useful storage or secure parking. Exposed brick interior and pitched roof offering additional overhead storage space.

Private driveway to the front of the garage allowing off road parking.

Fitted EV charging point, ideal for electric vehicle owners and future proofed for modern living.

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

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: D
Basingstoke and Deane
EPC Rating: B
Minimum Tenancy Term: 12 Months
UNFURNISHED
Tenant is responsible for salt in the water softener
Driveway Parking and a garage

