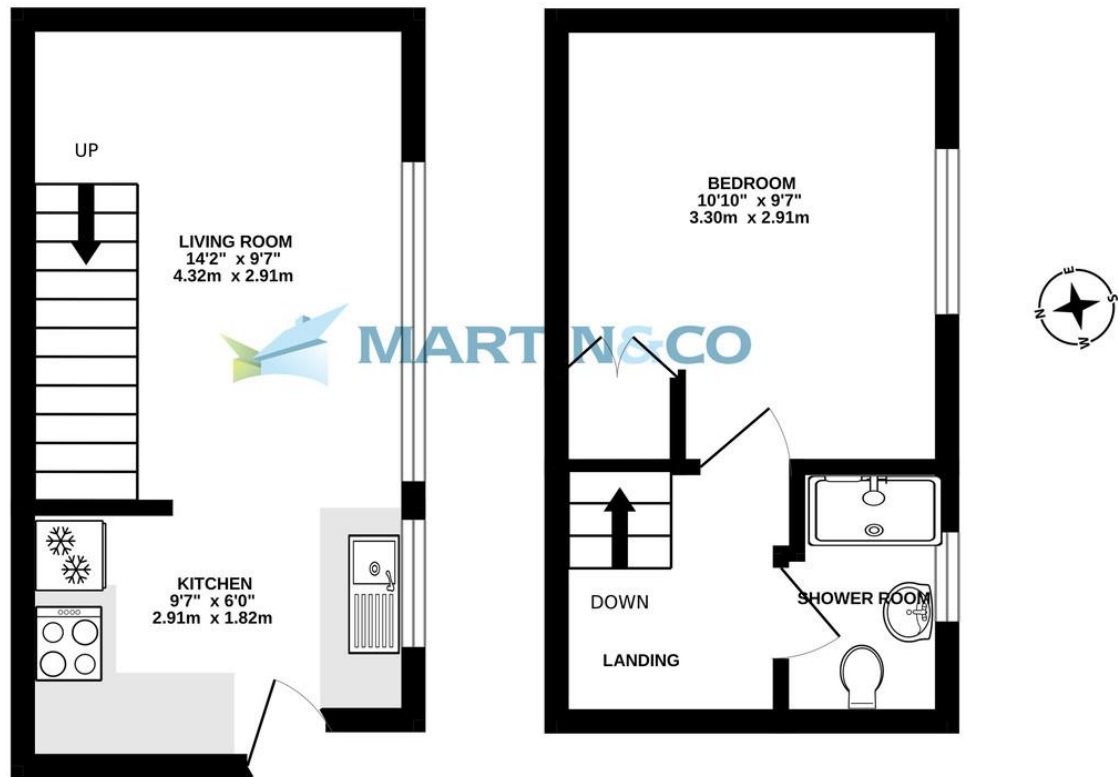


GROUND FLOOR

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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**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**

**Cleveland Close, Basingstoke, RG22 5AW**

**1 Bedroom, 1 Bathroom, House**

**£900 pcm**





## Buckskin

House,  
1 bedroom, 1 bathroom

£900 pcm

Date available: Available Now  
Deposit: £1,038  
Unfurnished  
Council Tax band: A

- One Bedroom House
- Open Plan Kitchen/Lounge
- Driveway Parking
- Gas Central Heating
- Double Glazing
- Shower Room

A unique split-level one bedroom apartment in Buckskin with driveway parking and a small decking area. Features include a modern kitchen, bright living room, double bedroom and shower room. Offered unfurnished with gas central heating and double glazing.

DOUBLE GLAZED COMMUNAL DOOR TO  
COMMUNAL ENTRANCE Door to  
KITCHEN 9' 6" x 5' 11" (2.91m x 1.82m) A bright and modern kitchen with front aspect window and fitted blinds, allowing plenty of natural light. The room is fitted with a good range of eye and base level storage cupboards, rolled edge work surfaces and tiled splashbacks. Appliances include an integrated oven, four-ring electric hob with extractor hood above, fridge/freezer and washing machine. The kitchen is finished with easy-care vinyl flooring and neutral décor, creating a practical and inviting space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 14' 2" x 9' 7" (4.32m x 2.91m) A bright living space with large front aspect double glazed windows fitted with blinds, allowing excellent natural light. Neutrally decorated and carpeted, with radiators providing gas central heating. The room offers flexibility for both seating and dining areas. Stairs lead to the first floor.

LANDING Galleried landing, carpet, radiator and loft access  
BEDROOM 10' 9" x 9' 6" (3.3m x 2.91m) A well-proportioned double bedroom with front aspect double glazed window fitted with curtains. Neutrally decorated and carpeted, with radiator for gas central heating. The room also benefits from a built-in wardrobe, providing useful storage space.

SHOWER ROOM Front aspect double-glazed window providing natural light. Fitted with a shower cubicle, pedestal wash hand basin and low-level WC. Heated towel radiator and easy-care vinyl flooring.

OUTSIDE Gravel driveway providing off-road parking directly in front of the property. To the rear is a small decked area, ideal for seating, together with a useful bike 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 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

**Pets**  
If a tenancy is agreed to include a dog or a cat, an additional £25 per month (per pet) in rent will be payable for the duration of the tenancy.

MATERIAL INFORMATION EPC Rating: C  
Council Tax Band: A  
Basingstoke and Deane  
Driveway and on road Parking.