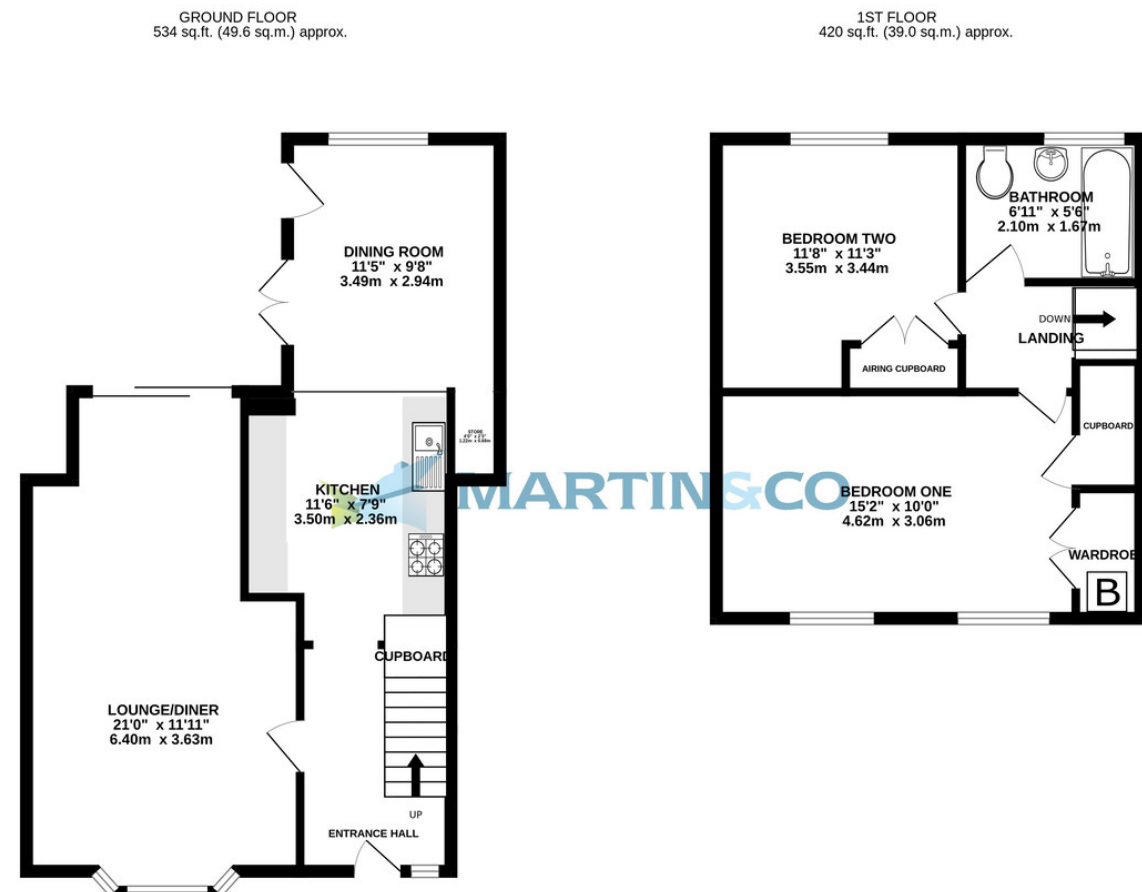




TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

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.



Peveral Walk, Basingstoke, RG22 6QJ

2 Bedrooms, 1 Bathroom, House

£1,250 pcm





South Ham

House,
2 bedroom, 1 bathroom

£1,250 pcm

Date available: 31st October 2025
Deposit: £1,442
Unfurnished
Council Tax band: C

- Extended Two Bedroom House
- Freshly Painted Throughout
- Spacious Lounge/Diner with Bay Window
- Modern Kitchen with New Oven
- Bright Dining Room with Skylight
- Contemporary Bathroom with Shower Over Bath
- Front and Rear Gardens

Welcoming hallway with part-glazed front door, wood flooring, and freshly painted neutral décor. Stairs rise to the first floor with understairs storage cupboard. Provides access to the lounge/diner and kitchen.

LOUNGE 21' 0" x 11' 11" (6.4m x 3.63m) Generous dual-aspect living space featuring a double-glazed bay window to the front and sliding patio doors opening onto the garden at the rear. Finished with wood effect flooring and neutral décor, this bright and versatile room offers ample space for both seating and dining

KITCHEN 11' 6" x 7' 9" (3.51m x 2.36m) Well-presented galley-style kitchen designed with both practicality and style in mind. It features a good range of white wall and base units with contrasting wood-effect work surfaces and modern tiled splashbacks. A gas hob is already fitted, with a brand new oven being installed prior to tenancy. There is plumbing for both a washing machine and a dishwasher, A window to the side aspect provides natural light, while the layout offers plenty of storage and worktop space, making it ideal for day-to-day living.

DINING ROOM 11' 5" x 9' 8" (3.48m x 2.95m) A bright and versatile rear extension currently arranged as a dining/family space. The room benefits from a large skylight which floods the area with natural light, complemented by recessed spotlights and wood-effect flooring. A window and glazed door overlook and open directly to the garden, creating a pleasant indoor–outdoor feel. There is a useful recessed space designed for a freestanding fridge/freezer, keeping the kitchen clear for extra workspace. This flexible room could serve equally well as a dining room, playroom or home office.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR LANDING

BEDROOM ONE 15' 2" x 10' 0" (4.62m x 3.05m) Large front-facing double bedroom The room benefits from neutral décor, fitted carpet, and two windows providing excellent natural light. Built-in storage includes a useful cupboard and a fitted wardrobe, making the space both practical and well arranged

BEDROOM TWO 11' 8" x 11' 3" (3.56m x 3.43m) A generous double bedroom set to the rear of the house with a wide window providing plenty of natural light. Neutrally decorated and finished with fitted carpet, the room also benefits from a built-in cupboard for storage.

BATHROOM Modern family bathroom fitted with a white three-piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC. Finished with part tiled walls, vinyl flooring, and an obscured window for natural light and privacy.

OUTSIDE

FRONT The house is set back from the road and approached via a pathway through a lawned front garden bordered by hedging. The frontage provides a pleasant sense of space and privacy, with the main entrance sheltered beneath a canopy porch.

REAR Enclosed rear garden laid mainly to lawn with shrub borders and space for outdoor seating. A pathway leads to the rear boundary where there is gated access to the communal parking area. The garden also includes a useful shed for storage.

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.



Pets
If a tenancy is agreed to include a pet, an additional £50 per month in rent will be payable for the duration or the tenancy.

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: C
EPC C
Minimum Tenancy Term: 12 Months
UNFURNISHED

