



TO LET



Martin & Co Basingstoke

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Cumberland Avenue, Basingstoke, RG22 4BQ

4 Bedrooms, 1 Bathroom, Detached House

£2,000 pcm

MARTIN&CO





Cumberland Avenue

Detached House,
4 bedroom, 1 bathroom

£2,000 pcm

Date available: Available Now
Deposit: £2,307
Unfurnished
Council Tax band: E

- Well Presented Family Home
- Built In Wardrobes To All Bedrooms
- Spacious Living Accommodation
- Large Conservatory
- Decked Seating Area
- Outside Tap And Power Points
- Popular Residential Location

A well-presented family home offering spacious accommodation throughout, including a conservatory overlooking the rear garden. Features include built-in wardrobes to all bedrooms, driveway parking, and a generous enclosed garden with decked area.

ENTRANCE PORCH Enclosed entrance porch with tiled flooring, recently redecorated walls, ceiling light and a front door with decorative glazed panels allowing natural light into the space. Further benefiting from a side aspect window and an internal door leading through to the main hallway.

ENTRANCE HALL Spacious entrance hall with attractive parquet flooring, recently redecorated walls and a feature pendant light fitting. Stairs rising to the first floor, radiator, and useful under-stairs storage cupboard. Doors provide access to the lounge/dining room, kitchen, downstairs cloakroom and utility area, creating a practical and well laid-out central hub to the home.

CLOAKROOM Fitted with a low-level WC and vanity wash hand basin with mixer tap. Tiled flooring, wall-mounted heated towel rail, ceiling light and a rear aspect window providing natural light and ventilation. Neutrally finished and well presented.

UTILITY ROOM 7' 1" x 6' 8" (2.16m x 2.03m) Useful utility room with tiled flooring, worktop space, wall-mounted storage cupboards and washing machine included. Housing for the boiler and electrical consumer unit, radiator and ceiling light. Door providing to:

STORAGE 10' 8" x 7' 10" (3.25m x 2.39m) Former garage now used as a storage area, accessed internally from the utility room. Featuring concrete flooring, exposed brick walls, power and lighting, with an up-and-over garage door to the front. Suitable for general storage rather than vehicle parking.

KITCHEN 13' 6" x 8' 0" (4.11m x 2.44m) Fitted kitchen with a range of cream eye and base level units, complemented by dark work surfaces and tiled splashbacks. Space for a freestanding dishwasher, stainless steel sink with mixer tap positioned beneath the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



aspect window, and a range-style gas cooker with stainless steel extractor hood over. Tiled flooring, spotlight ceiling lighting and breakfast bar providing additional worktop space. Side aspect external door providing access outside.

LOUNGE 12' 4" x 12' 0" (3.76m x 3.66m) Spacious and well presented lounge featuring attractive parquet flooring and neutral décor throughout. Large rear aspect patio doors provide plenty of natural light and open directly into the conservatory, creating a bright and versatile living space. Radiator.

DINING ROOM 12' 0" x 9' 5" (3.66m x 2.87m) Well proportioned dining room with parquet flooring and neutral décor, providing a defined space ideal for family dining or entertaining. Openly connected to the lounge, allowing flexible use of the ground floor living accommodation. Radiator and ceiling light fitting.

CONSERVATORY 11' 10" x 11' 8" (3.61m x 3.56m) Bright and spacious conservatory with glazed roof and surround, creating an excellent additional reception space overlooking the rear garden. Wood-effect flooring, ceiling light and power points. Double doors provide direct access out to the garden

FIRST FLOOR LANDING Spacious first floor landing with fitted carpet, neutral décor and ceiling light fitting. Window providing natural light over the stairwell. Doors leading to all bedrooms, family bathroom and storage cupboard.

BEDROOM 1 10' 11" x 10' 7" (3.33m x 3.23m) Well proportioned bedroom with fitted carpet and neutral décor. Window providing natural light, radiator and ceiling light fitting. Built-in wardrobe providing hanging and storage space.

BEDROOM 2 10' 11" x 8' 11" (3.33m x 2.72m) Rear aspect double glazed window, radiator, fitted carpet and a built-in wardrobe providing hanging and storage space

BEDROOM 3 9' 11" x 6' 10" (3.02m x 2.08m) Front aspect double-glazed window, radiator, fitted carpet and a built-in wardrobe providing hanging and storage space

BEDROOM 4 9' 9" x 6' 10" (2.97m x 2.08m) Front aspect double glazed window, radiator and fitted carpet. Built-in wardrobe with hanging rail and storage shelf.

BATHROOM Rear aspect double glazed window, white suite comprising panel-enclosed bath with shower over, pedestal wash hand basin and low-level WC. Fully tiled walls with decorative border, vinyl flooring, extractor fan, heated towel rail and fitted mirror. Clean, well-presented and naturally lit.

FRONT Block-paved driveway providing off-road parking. Pathway leading to the front entrance and positioned within a well-established residential location.

REAR Good size enclosed rear garden, laid mainly to lawn with established trees and shrub borders providing a pleasant outlook and a good degree of privacy. A decked seating area sits directly off the conservatory, ideal for outdoor dining and entertaining. Fully enclosed by fencing, with a side access pathway leading to the front. Additional features include outside power points and an external tap, making the space practical as well as versatile for



everyday use.

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 will be considered

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
ncy.
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: E
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED

