



Vigo Lane, Yateley

£2,250

  
**MARTIN & CO**

# Vigo Lane, Yateley

## House

3 Bedrooms, 3 Bathroom

£2,250

Date Available: 10th March 2026

Deposit: £2,596

Not specified

- Security Deposit £2596
- Council Tax - E
- EPC - D 68
- Four Bedrooms
- Private Garden
- Electric-Powered Outhouse
- Master Bedroom with Built-In Storage and En-Suite
- Off-Road Parking

Martin & Co are pleased to present this well-presented three-bedroom family home, ideally situated in the sought-after area of Yateley.

The ground floor provides a large and bright living room, a separate dining room, a modern kitchen that is well-equipped with white goods included and features a breakfast bar, along with a downstairs WC and under-stair storage.

Upstairs, the property consists of three double bedrooms, two of which benefit from built-in wardrobes, while the spacious master bedroom also includes an en-suite bathroom. In addition, there is a family bathroom and a fourth room which would be ideal as a home office, nursery, or dressing room.

Externally, the property has a private rear garden, an electric-powered outhouse and to the rear of the garden there is also one off-road parking space.

The property is well located for local amenities, with Yateley town centre just a short distance away offering a range of shops, supermarkets, cafes, and restaurants and is also nearby transport links including Blackwater and Sandhurst train stations, both providing routes into Reading, Guildford, and London connections via Reading or Farnborough.

Available immediately on an unfurnished basis.

Minimum household income for references required - £67,500

Holding deposit (one weeks rent) - £519

\*This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.\*





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

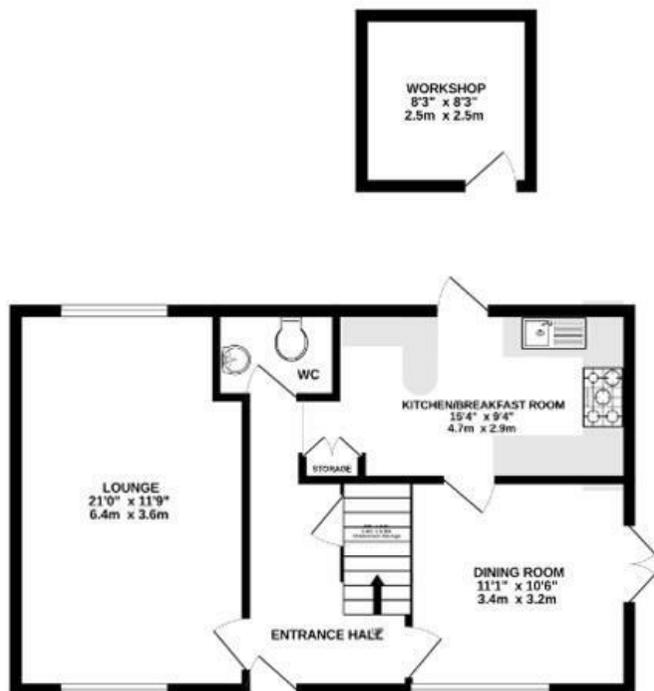
England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

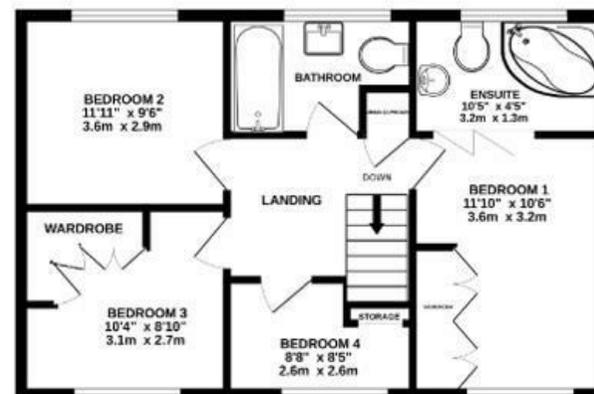
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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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MARTIN&CO

**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.