

Property ref: 154705



## Rhodes Close, Wokingham, RG41 5SL

**£2,950 PCM**



4 Bed New Detached House in Desirable Hatch Farm Winnersh. 4 Double Bedrooms the Master with En-suite Shower Room, Family Bathroom, Entrance Hallway, Fitted Kitchen, Open Plan Spacious Kitchen/Dining/Living Room Breakfast Room, Patio Doors Out To Enclosed Garden, Spacious Living Room, Cloakroom, Large Single Garage, Council Tax Band F, EPC B. Unfurnished.

**Available 15/08/2023**

- Large 4 Double Bedroom Detached House
- Spacious Living/Dining Room/Breakfast Room
- Master Bedroom with En-Suite
- Large Garage & Driveway
- Good Size Enclosed Landscaped Garden
- Unfurnished

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**



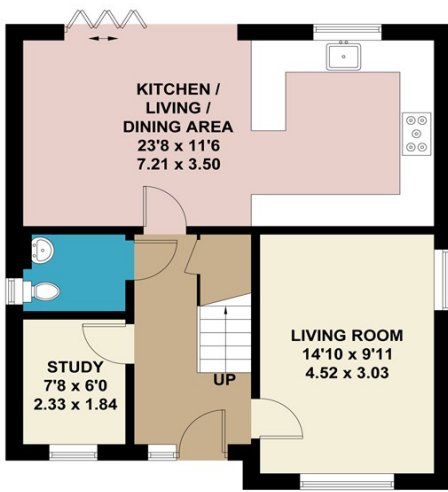




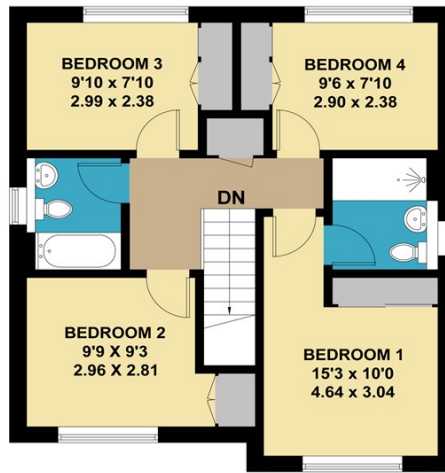


### Rhodes Close, Winnersh

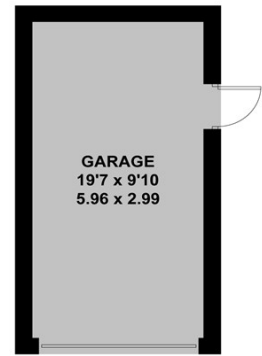
Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 131.4 sq m / 1415 sq ft



**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 987538)  
 Produced by BlueSky Estate Agency Services on behalf of Michael Hardy