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Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
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Chartered Surveyors & Estate Agents

15 Goodchild Road, Wokingham



A refurbished two bedroom semi detached house with parking

Within walking distance of Wokingham town centre and mainline railway station

2 Bedrooms, Sitting Room, Dining Room, Kitchen, Cloakroom, Bathroom, Open plan front garden, Double glazing, Gas central heating, Enclosed rear garden with side access

EER: 60D

COUNCIL TAX: Wokingham Borough Council Band- D

DEPOSIT: £1903.85

HOLDING DEPOSIT: £380.77

BROADBAND:

HIGHEST AVAILABLE DOWNLOAD: 1000Mbps

HIGHEST AVAILABLE UPLOAD: 1000Mbps

Available immediately

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or lettings@martinpole.co.uk



Price £1,650pcm Unfurnished

15 Goodchild Road, Wokingham RG40 2EN

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor:

Entrance Hall: radiator, laminate flooring.

Sitting Room: front aspect bay window, feature electric fire, radiator, new carpet.

Dining Room: rear aspect, feature electric fire, radiator, built-in cupboard laminate flooring.

Kitchen: side aspect, roller blind, range of new fitted wall and base units with wood effect work surfaces and tiled splash backs, ceramic single drainer sink unit with mixer tap, four ring gas hob with electric oven beneath, washing machine, space for fridge/freezer, laminate flooring, French doors leading to rear garden.

Cloakroom: low level W.C. wash hand basin, laminate flooring.

On the first floor:

Landing: new carpet, access to roof space.

Bedroom 1: front aspect, ornamental fireplace, radiator, new carpet.

Bedroom 2: rear aspect, ornamental fireplace, radiator, new carpet.

Bathroom: new suite comprising tiled panel bath with mixer tap, shower cubicle, low level W.C. pedestal wash hand basin with mixer tap, ladder style radiator, ornamental fireplace, roller blind, laminate flooring.

Outside:

Front: open plan, parking for one-two vehicles

Rear: enclosed by wood panel fencing, new patio, lawn and mature shrub borders

Directions: From Peach Street in Wokingham Town Centre turn left into Easthampstead Road and take the second left into Goodchild Road. Number 15 will be found on the right hand side opposite the school.

TENANTS PERMITTED PAYMENTS

Before the tenancy starts:-

Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.

Tenancy Requirements:

Deposit: equivalent to five weeks' rent for any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

First month's rent in advance. The rent to be paid by monthly standing order.

During the Tenancy:

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

Other permitted payments:

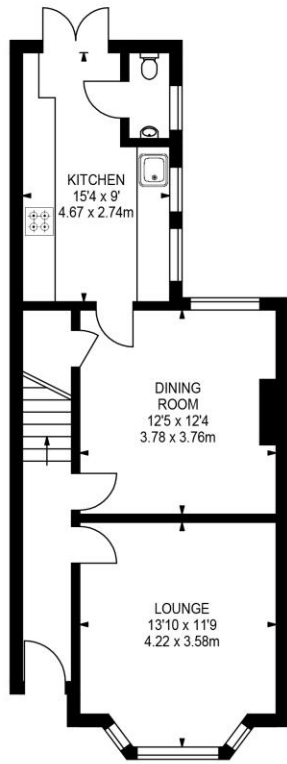
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

Money Protection:

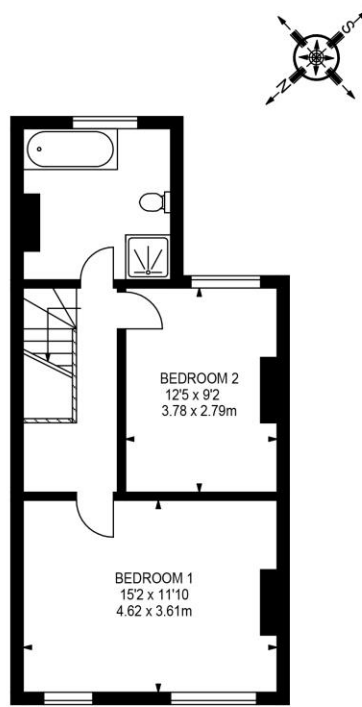
Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.

IMPORTANT NOTICE: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

Fo:35336



GROUND FLOOR



FIRST FLOOR

REF - 15GR / MP



APPROX. GROSS INTERNAL FLOOR AREA 992 SQ FT / 92.16 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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