



www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

19 Cumberland Way, Woosehill



A well-presented modern two-bedroom back-to-back house with two allocated parking spaces

In a cul-de-sac location within a few minutes' drive of Wokingham town centre

2 Bedrooms, Bathroom, Kitchen Cloakroom, Lounge, Double glazed windows, Gas central heating

EER: D65
COUNCIL TAX: Wokingham Borough Council Band- C
DEPOSIT: £1,557.70
HOLDING DEPOSIT: £311.54
BROADBAND: Superfast
HIGHEST AVAILABLE DOWNLOAD: 255Mbps
HIGHEST AVAILABLE UPLOAD: 38Mbps

Available from the middle of April

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



Price £1,350pcm Unfurnished

19 Cumberland Way, Woosehill RG41 3AY

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor:

Hardwood front door to:

Entrance Hall

Cloakroom: Upvc double glazed window with opaque glass, voile curtain, modern white suite comprising low level W.C., pedestal wash hand basin with chrome mixer taps and tiled splash backs, wall mirror, radiator, cupboard housing consumer box, vinyl flooring.

Lounge: front aspect Upvc double glazed window with voile curtain as hanging curtains, TV point, central heating thermostat, smoke alarm, radiator, carpet, open tread stairs.

Kitchen: front aspect Upvc double glazed window, roller blind, range of cream eye and base level units with rolled edge work tops and tiled splash backs, stainless steel single drainer sink unit with mixer tap, built-in single fan assisted oven, ceramic hob with extractor above, breakfast bar, wall mounted gas boiler carbon monoxide alarm, fridge/freezer, washing machine, vinyl flooring.

On the first floor:

Landing: access to loft, smoke alarm, carpet.

Bedroom 1: front aspect Upvc double glazed window, voile curtain and hanging curtains, built-in cupboard with hanging rail, radiator, carpet.

Bedroom 2: front aspect Upvc double glazed window, voile curtain and hanging curtains, cupboard housing immersion heater, radiator, carpet.

Bathroom: white suite comprising panelled bath with electric shower above, glass shower screen, wall cabinet with mirror doors, shaver point, radiator, extractor fan, partly tiled walls, vinyl floor.

Outside front: small open plan garden to front, two parking spaces.

NO REAR GARDEN

Directions: From Wokingham leave on the A329 Reading Road and at the roundabout turn left onto Woosehill. Follow the road to the end and at the roundabout take the second exit onto Hampshire Way. Take the first turning on the left onto Cumberland Way, bear left and left again and the property will be found in a cul-de-sac on the right-hand side.

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:

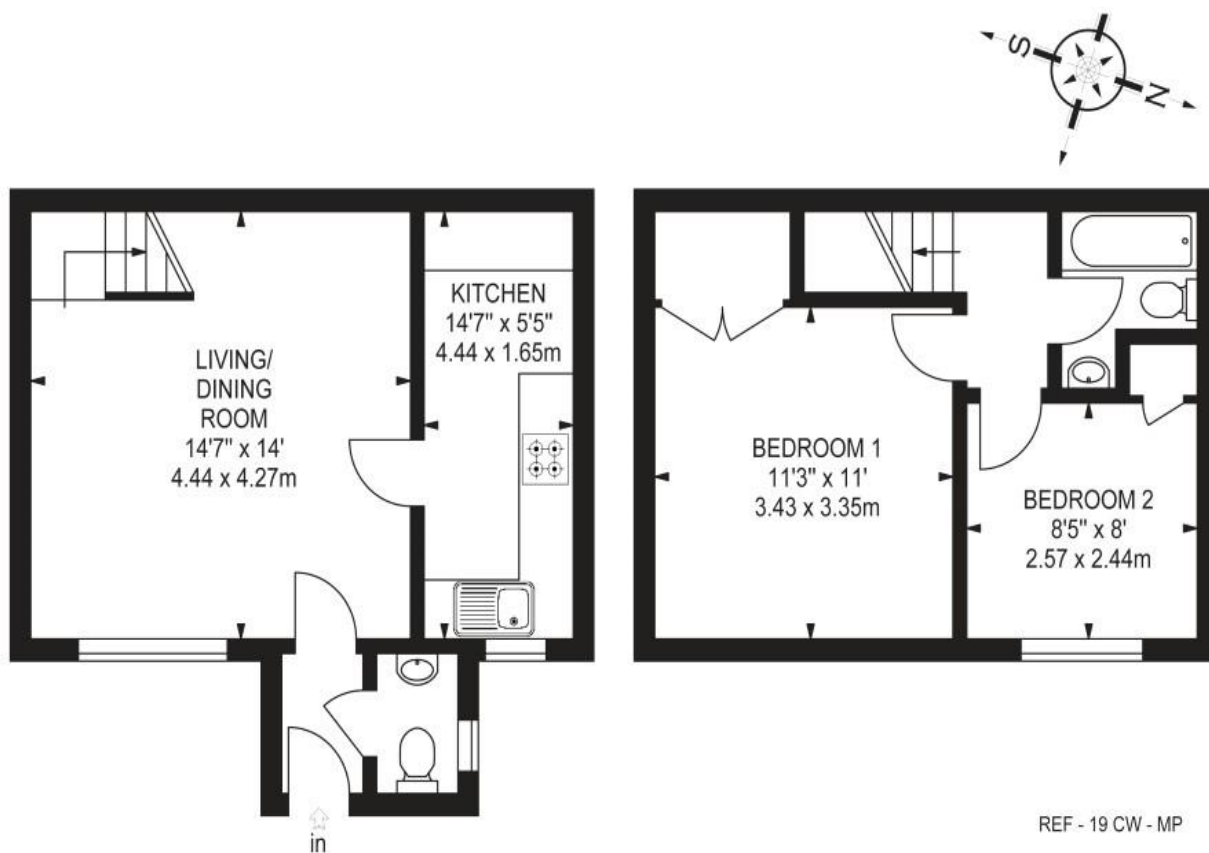
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

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:27804



APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT / 57.04 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.
Estate Services © 2013 www.estateservices.org.uk

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777