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**Simons Close, Available, £2,100 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings

A well presented four bedroom Wimpey built detached home, located in a sought after cul-de-sac on the ever popular Westwood Fields development. Local shops, schools and frequent bus services are all within easy reach. Tilehurst railway station, with links to central London, Pangbourne village, local Bowls club and miles of riverside walks along the bank of the Thames, are also easily accessible.

Ground floor accommodation comprises of entrance hall with stairs rising to the first floor, 19' box bay fronted living room, 13' dining room, modern kitchen with fitted 4 ring gas hob and electric oven boasting ample storage. First floor consists of landing, three piece bathroom, four well proportioned bedrooms all with fitted wardrobes and ensuite shower room to bedroom 1. Further benefits include gas radiator central heating, UPVC double glazing and solar panels (electricity only).

The exterior offers a southerly facing landscaped rear garden which is mainly laid to lawn with various shrubs/plants to borders, patio area, greenhouse, gated side access that leads to the front, ample driveway parking and double detached garage with light and power.

#### Property Details :-

Energy Performance Rating: The full results of the energy performance assessment can be supplied upon request

Local Authority: West Berkshire Council - Band E

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause

Possession: Available from 9th August (subject to the usual formalities)

Rent: £2100 per calendar month paid in advance by Bankers Standing Order

Deposit: £2423.07 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment

Outgoings: The tenant will be responsible for all outgoings including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

Restrictions: The property is not suitable for smokers. Sub-letting is strictly prohibited



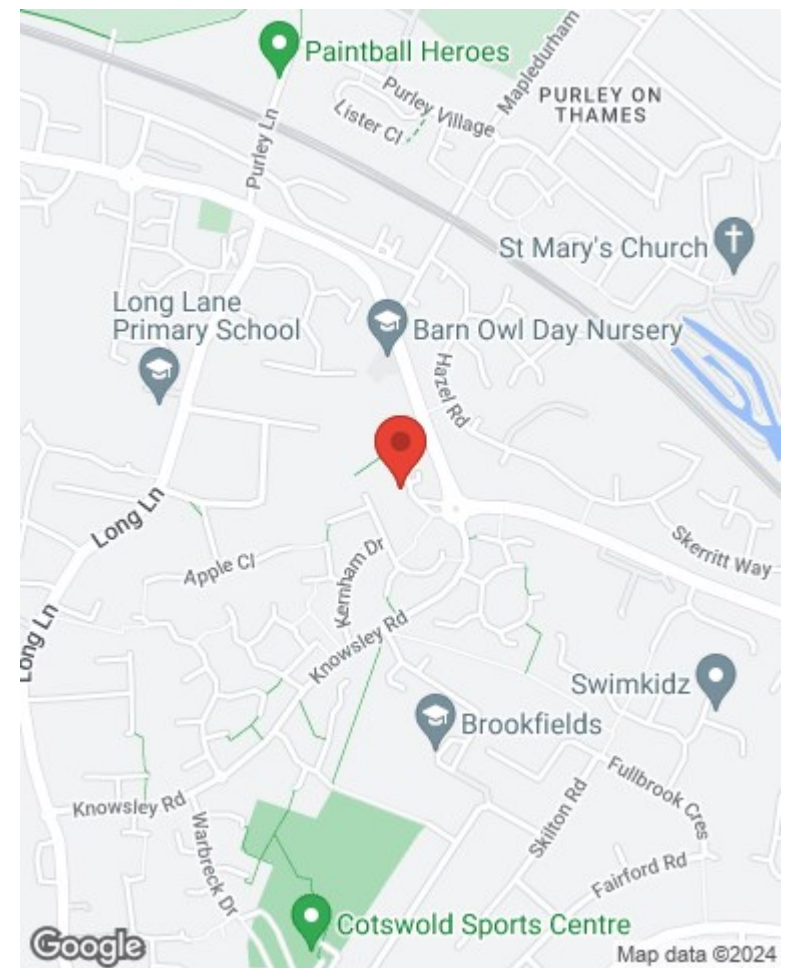
**Ground Floor**  
Approx. 84.3 sq. metres (907.1 sq. feet)



**First Floor**  
Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 140.9 sq. metres (1516.8 sq. feet)

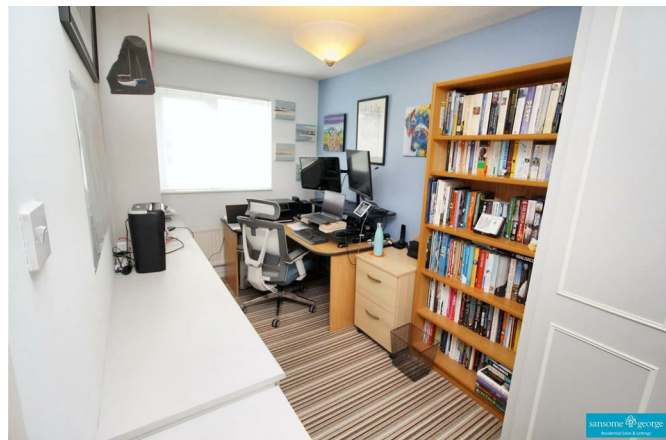


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		91	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Misrepresentation and Misdescriptions Acts**

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