



sansome  george

Woodthorne Close, Available, £2,500 Per Calendar Month, Unfurnished

sansome  george

Residential Sales & Lettings

**** LET AGREED PRIOR TO MARKETING - NOT AVAILABLE FOR VIEWINGS **** A well presented and extended five bedroom bay fronted detached residence located on a sought after David Wilson development off Long Lane. Highly regarded schools, local shops, miles of open countryside in nearby Sulham are all close by, plus Pangbourne village, Tilehurst train station with excellent links to London Paddington and Oxford station along with the River Thames are all easily accessible.

Ground floor accommodation comprises of entrance hall, stairs rising to first floor, cloakroom, bay fronted living room, large modern fitted kitchen/ breakfast room & utility room with internal access to the garage. On the first floor, a spacious landing gives access to four double bedrooms with bedroom one featuring a en-suite and the remaining three bedrooms are serviced by a four piece family bathroom. Further benefits include a stunning loft conversion with superb bedroom, shower room and separate study. Gas radiator central heating, UPVC double glazed windows throughout, plus fully enclosed landscaped rear garden mainly laid to lawn, with decked area, ideally for summer dining and a patio area looking back towards the house plus gated side access giving access to driveway parking for two cars.

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band F

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 2nd September (subject to the usual formalities).

Rent: £2500 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2884.61 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.

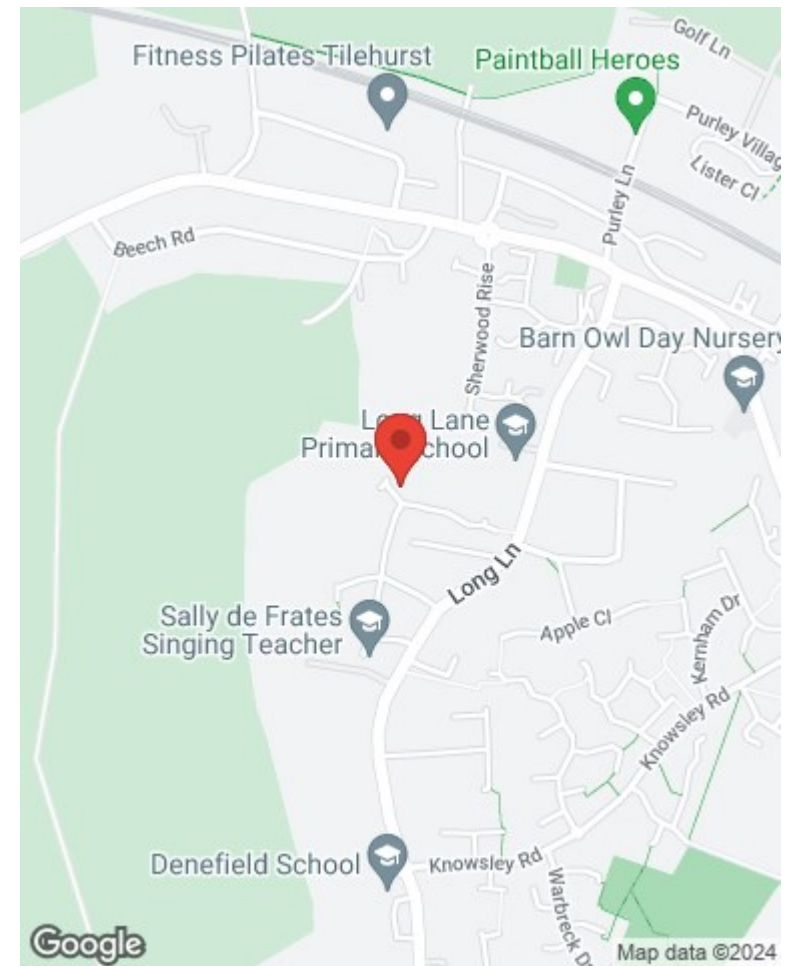
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.





Total area: approx. 189.8 sq. metres (2042.5 sq. feet)



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com