



**Warley Rise, Available, £1,300 PCM, Unfurnished**

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Residential Sales & Lettings

**NO LONGER AVAILABLE:**

A two double bedroom mid-terrace house, located in a sought after position in the Westwood Fields development on the Tilehurst/Purley borders. Bus routes to town and Tilehurst are nearby, with access to a Tesco local store and walking distance to Tilehurst mainline station with services to London Paddington and Oxford.

Approached via the front garden, the front door opens into an entrance porch which leads into a well proportioned 18' lounge/diner, with stairs rising to first floor and door to the kitchen (with fridge/freezer, washing machine and gas cooker), with the back door providing access to the private enclosed garden. Upstairs boasts two double bedrooms both of which are serviced by a three piece family bathroom with shower over the bath. Externally the front offers an open garden and to the rear is a fully enclosed garden with patio area and lawn together with gated rear access. The property further benefits from an off road parking space.

**Property details:**

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

Local Authority: West Berkshire

Council Tax: - Band C

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

Possession: Available Immediately (subject to the usual formalities).

Rent: £1300 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1500 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.

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



### Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)

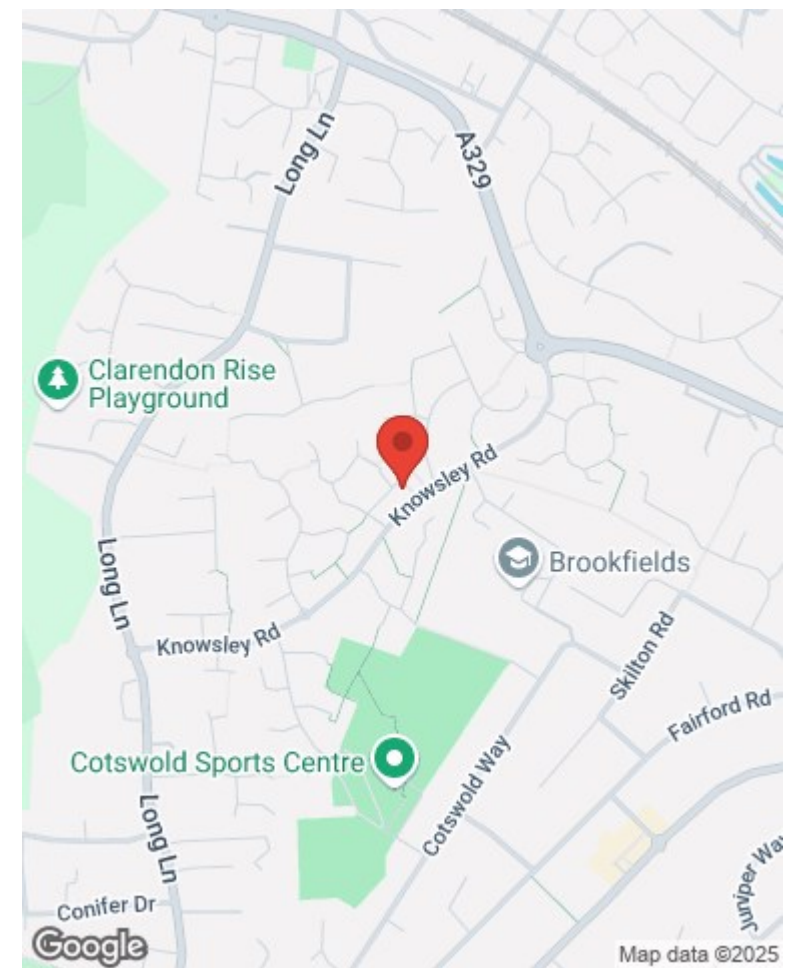


### First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 65.4 sq. metres (703.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</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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