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**Bramley Road, Available, £2,200 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings



A spacious, four double bedroom family home uniquely located in the heart of a working farm. Offering unrivalled views, a large garden and four double bedrooms the property is situated in the picturesque and historic village of Silchester, providing easy access to both Reading and Basingstoke together with the M4.

Approached via a driveway and wrap around garden, the convenient side door leads into the boot room with door to a large open plan kitchen with dining room and door into the entrance hall. Off the hall is the light and airy triple aspect living room and the study. Stairs rising to the first floor with large landing providing access to all four double bedrooms with bedroom one benefiting from an en-suite bathroom and the remaining three are serviced by a family bathroom. Externally, a large wrap around garden complements the property along with driveway parking for two cars.

#### Property details:

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

Local Authority: Basingstoke and Deane

Council Tax: - Band F

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

Possession: Available 20th June (subject to the usual formalities).

Rent: £2200 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2538.46 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.

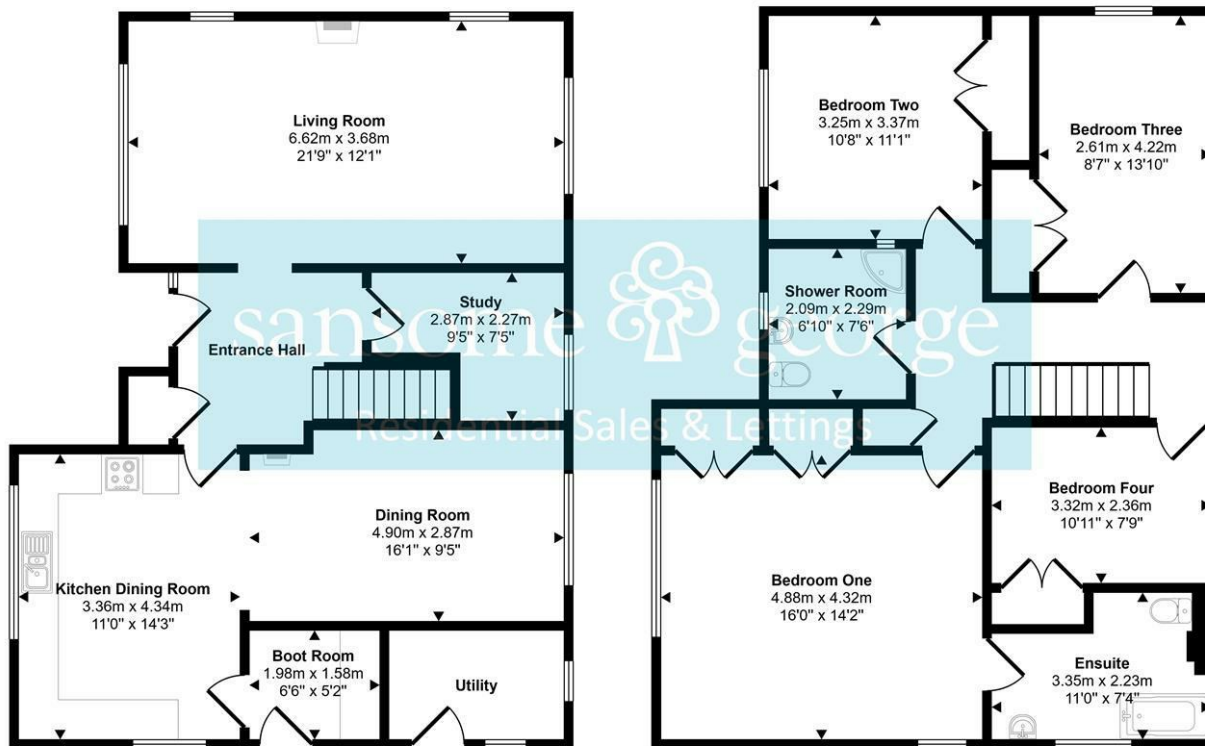
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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

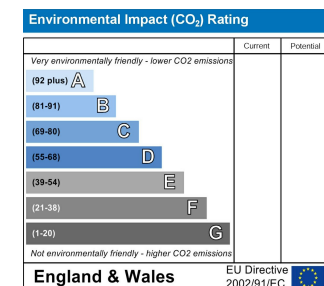
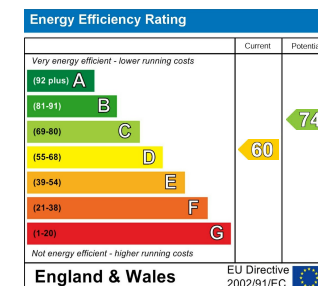
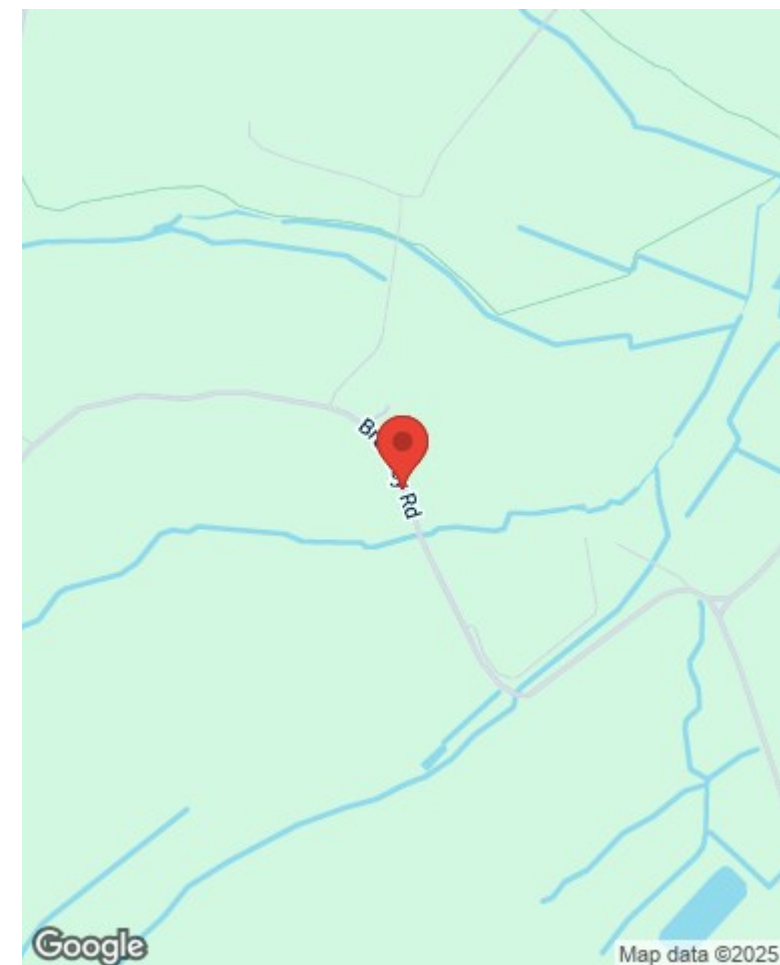
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



Approx Gross Internal Area  
162 sq m / 1739 sq ft



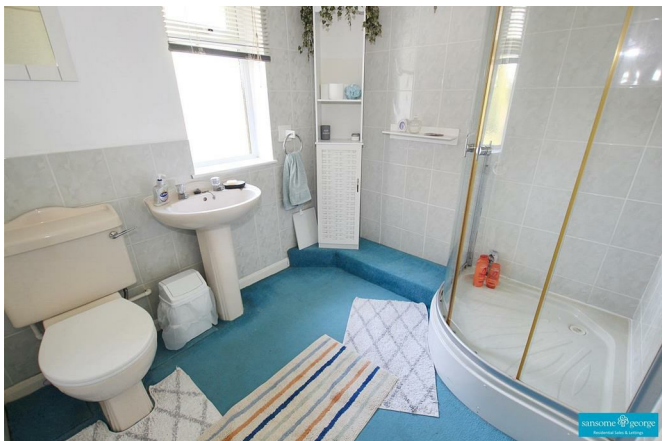
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Misrepresentation and Misdescriptions Acts

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