



sansome  george

**Clarendon Rise, Available, £2,250 Per Calendar Month, Unfurnished**

sansome  george  
Residential Sales & Lettings



A well presented and extended four bedroom semi-detached residence located on a sought after David Wilson built 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, downstairs cloakroom, spacious living room leading to a door to inner hallway with stairs rising to the first floor and door to the large modern fitted kitchen/breakfast room boasting double doors to the enclosed rear garden. On the first floor, the landing gives access to the family bathroom comprising of a three piece suite including shower over bath, a large double bedroom with en-suite shower room, a further double bedroom and a single bedroom plus stairs rising to the second floor. The loft conversion boasts a large double bedroom and modern en-suite bathroom with shower over bath. Externally, the property offers views to the front over parkland, side access to the rear, a well maintained rear garden with half decked area and half lawn leading to a fantastic garden room with power and provides access to the storage section of the garage with up and over door to the parking space. Further benefits include gas radiator central heating and UPVC double glazed windows throughout.

#### Property details:

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

Local Authority: West Berkshire

Council Tax: - Band D

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

Possession: Available 1st September (subject to the usual formalities).

Rent: £2250 per calendar month paid in advance by Bankers Standing Order.

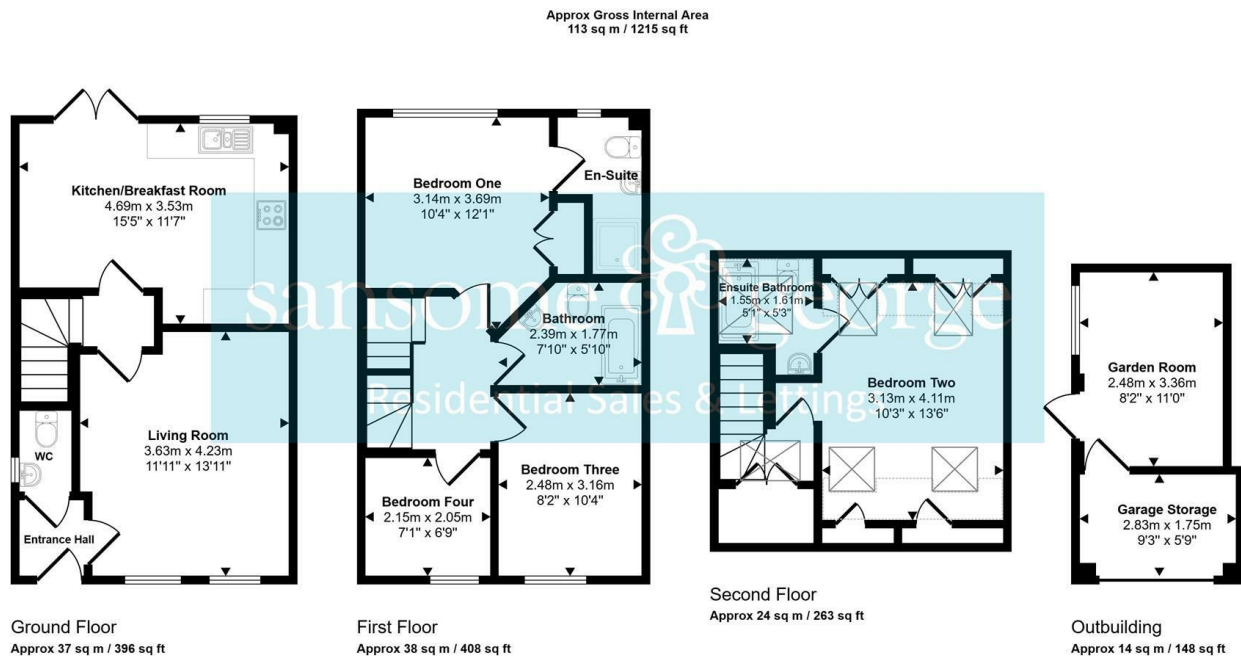
Deposit: £2596.15. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

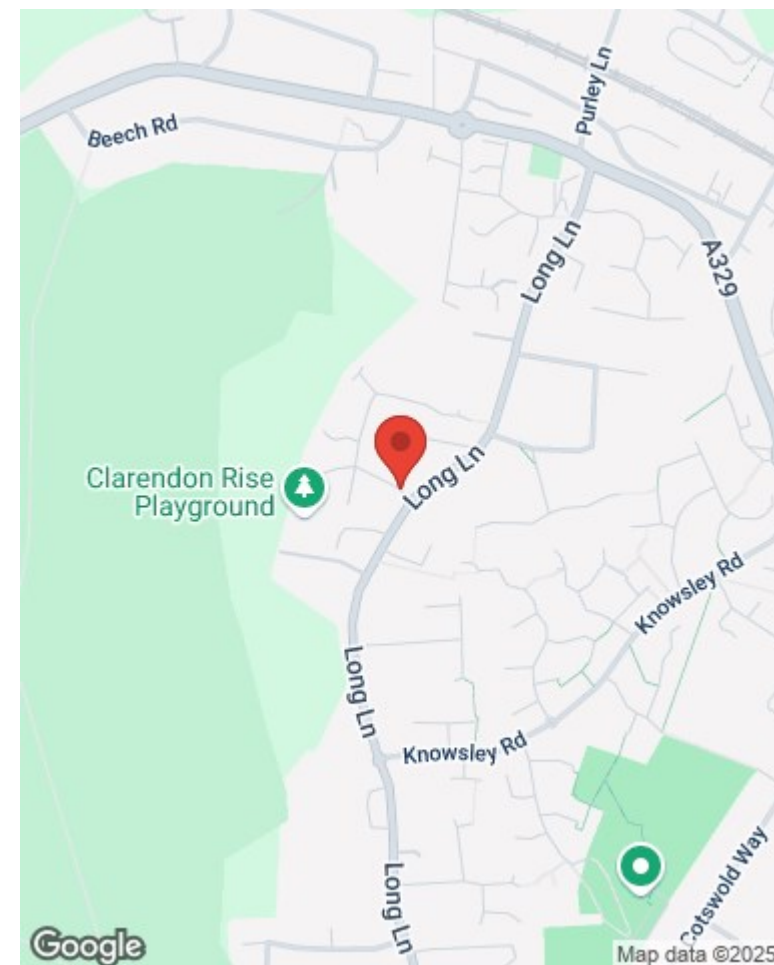
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





Denotes head height below 1.5m

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
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](mailto:lettings@sansome-george.com)

sansome  george  
Residential Sales & Lettings