



Clarendon Rise, Available, £2,500 Per Calendar Month, Furnished

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Residential Sales & Lettings

A well presented and extended four bedroom bay fronted detached residence, ideally positioned on a sought after David Wilson Homes development off Long Lane. The property is conveniently located close to highly regarded schools, local shops, and miles of open countryside in nearby Sulham. Pangbourne village, Tilehurst train station (with excellent links to London Paddington and Oxford), and the River Thames are all easily accessible.

The ground floor accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a cloakroom, a 15' bay fronted living room, and an impressive 28' modern fitted kitchen/breakfast room, complemented by a separate utility room. To the first floor, a spacious landing provides access to four generous double bedrooms and a stylish refitted family shower room. The bedroom one further benefits from a modern en-suite shower room. Additional features include gas radiator central heating, UPVC double glazed windows throughout, and a fully enclosed landscaped rear garden, mainly laid to lawn. The garden also offers a patio area with a covered pergola, perfect for outdoor entertaining, along with gated side access leading to driveway parking.

(Disclaimer - Photos taken prior to commencement of tenancy)

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 31st March (subject to the usual formalities).

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

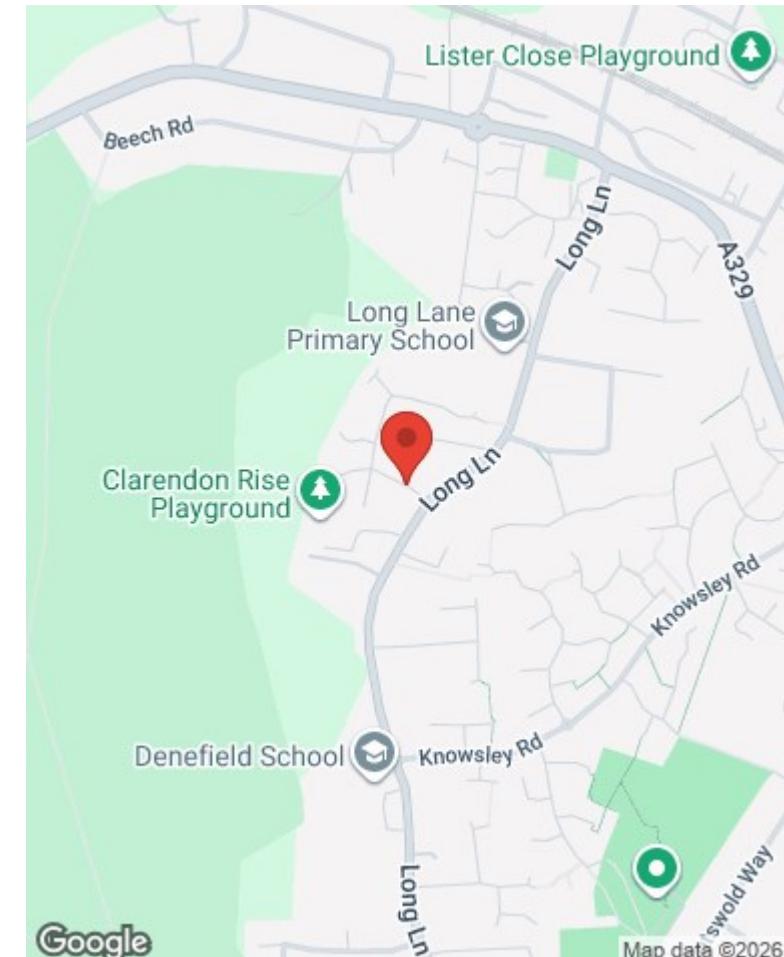
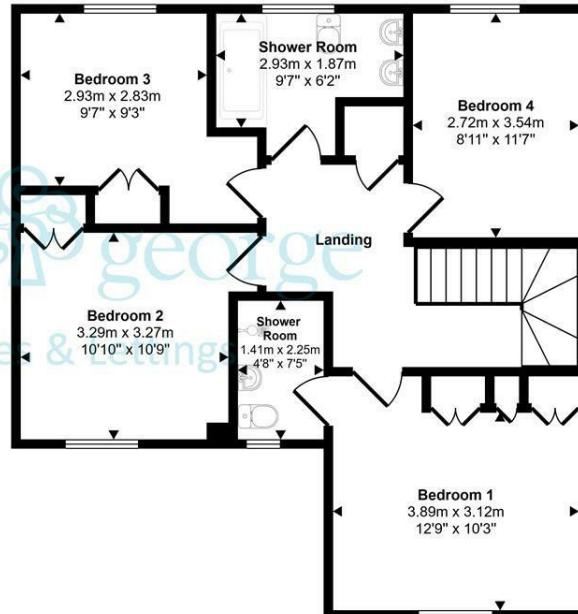
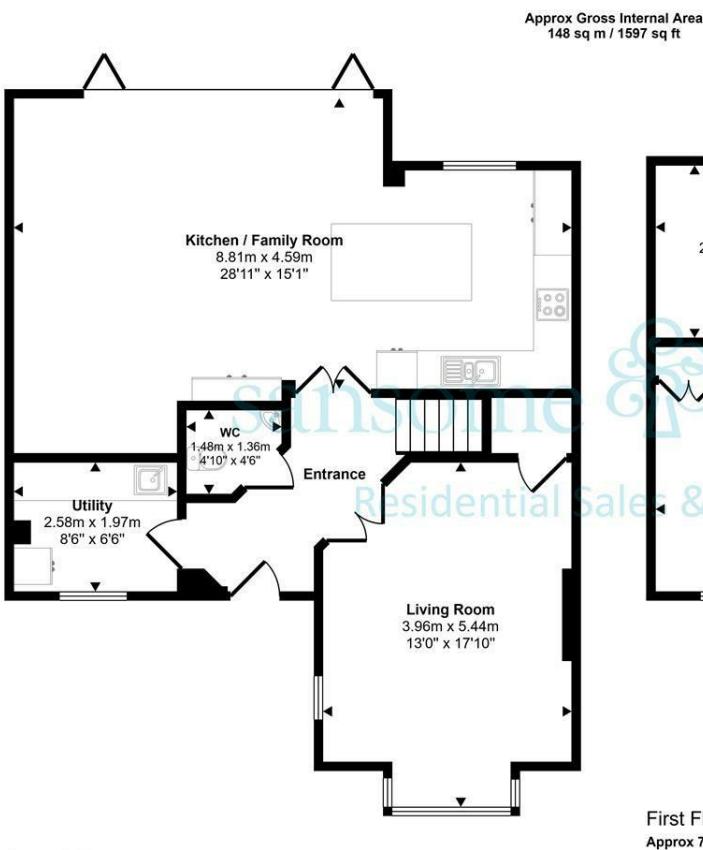
Deposit: £2884.61. The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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 outgoings including, council tax, water, gas, electricity telephone and TV.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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**9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN**  
**0118 939 1999 - [lettings@sansome-george.com](mailto:lettings@sansome-george.com)**

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