



**Simons Close, Available, £2,200 Per Calendar Month, Unfurnished**

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Residential Sales & Lettings

A well presented four bedroom detached Wimpey built home, situated in a desirable cul-de-sac within the popular Westwood Fields development. The property enjoys convenient access to local shops, schools, and frequent bus services. Tilehurst railway station, offering links to central London, is within easy reach, alongside Pangbourne village, the local bowls club, and scenic riverside walks along the Thames.

The ground floor accommodation includes an entrance hall with stairs rising to the first floor, a 19' box bay fronted living room, a 13' dining room, and a modern kitchen featuring a fitted four-ring gas hob and electric oven, with ample storage throughout. On the first floor, the landing leads to a three-piece family bathroom and four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom includes a private ensuite shower room. Additional features include gas radiator central heating, UPVC double glazing, and solar panels (electricity only). Externally, the property boasts a southerly-facing landscaped rear garden mainly laid to lawn with shrub and plant borders, a patio area, greenhouse, and gated side access to the front. The front offers ample driveway parking and a double detached garage with lighting and power.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property Details :-

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

Local Authority: West Berkshire Council - Band E

Tenancy: An Assured Shorthold Tenancy is available for a minimum period of 12 months subject to a 6 month break clause

Possession: Available from 8th April (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

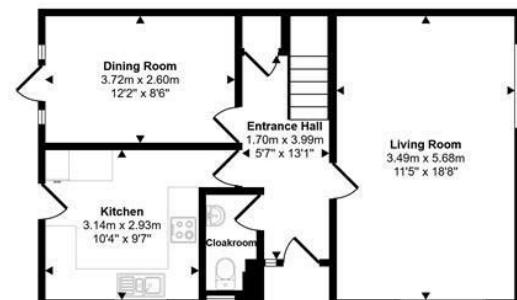
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment

Outgoings: The tenant will be responsible for all outgoings including Council Tax, water, gas (where relevant), electricity, telephone, broadband and TV

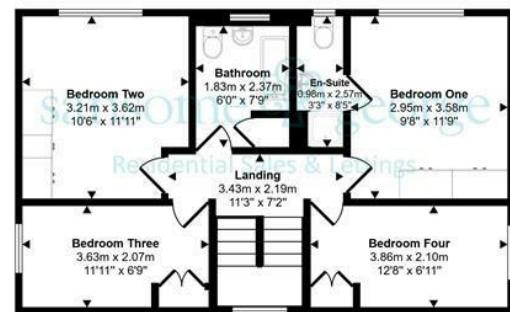
Restrictions: The property is not suitable for smokers. Sub-letting is strictly prohibited



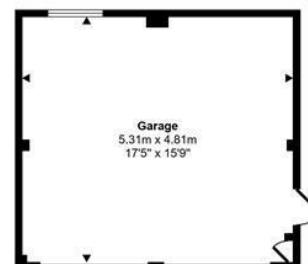
Approx Gross Internal Area  
132 sq m / 1422 sq ft



Ground Floor  
Approx 51 sq m / 554 sq ft

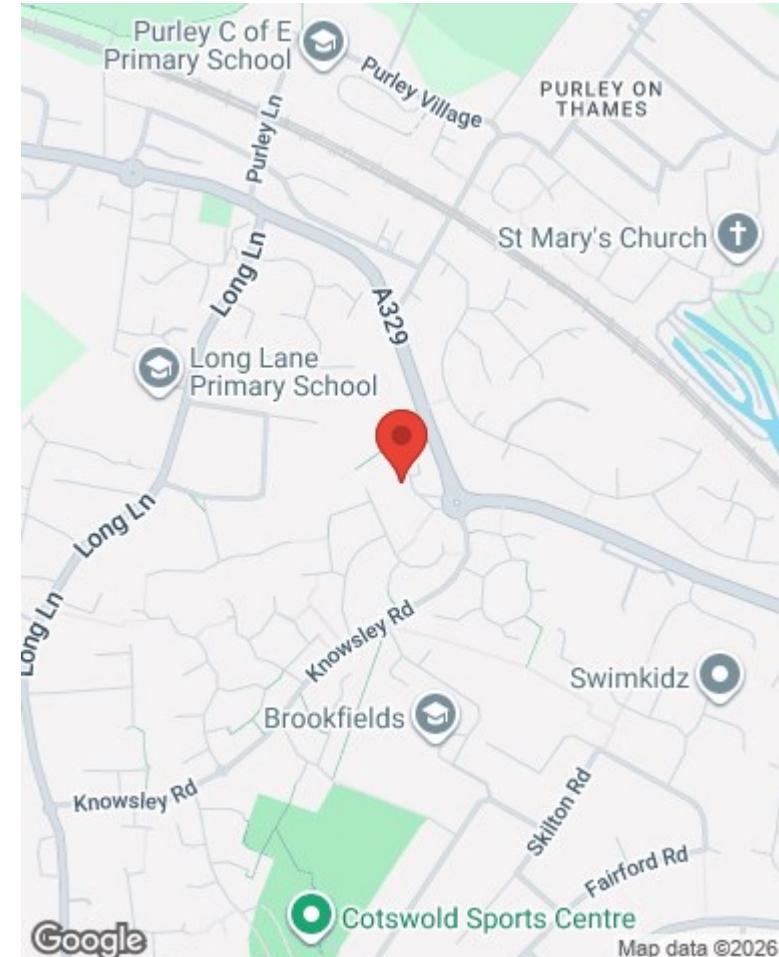


First Floor  
Approx 55 sq m / 593 sq ft



Garage  
Approx 26 sq m / 275 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.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		

#### 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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