



Reading Road, Available, £1,850 PCM, Unfurnished

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Residential Sales & Lettings

A well presented three double bedroom Victorian semi-detached home, ideally situated in the heart of Pangbourne and within easy walking distance of the village shops, amenities, and the mainline railway station. Pangbourne offers an excellent range of local facilities including independent shops, restaurants, cafés, professional and medical services, together with easy access to the stunning countryside of West Berkshire and South Oxfordshire along the banks of the River Thames. The area is also highly regarded for its selection of both private and state schools.

The ground floor accommodation comprises an entrance hallway leading to a fitted kitchen with integrated electric oven and hob, a separate dining room, and a spacious living room. Upstairs, the property benefits from three double bedrooms, all served by a shower room. Additional features include gas-fired central heating, UPVC double glazing, and an enclosed rear garden predominantly laid to lawn with a patio seating area. There is also gated side access leading to an allocated parking space at the rear of the property.

(Disclaimer - Photos taken prior to commencement of tenancy)

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 E

Tenancy: An Assured Periodic tenancy.

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

Rent: £1850 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2134.61. 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 outgoing including, council tax, water, gas, electricity telephone and TV.

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





Total area: approx. 98.4 sq. metres (1059.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	58	77

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

Misrepresentation and Misdescriptions Acts

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