



**Chapel Hill, Available, £2,250 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings



A well presented, four bedroom detached family home offering spacious accommodation throughout and benefiting from driveway parking. Situated within minutes walk of Tilehurst village centre giving excellent access to Reading Town Centre, J12 M4 Motorway and reputable Primary and Secondary Schools. Local shops, restaurants and cafes plus regular bus services are all within striking distance.

Ground floor accommodation comprises of entrance hall with stairs rising to first floor, front aspect 17' kitchen/breakfast room with 5 ring gas hob, fitted oven and integral dishwasher, dining room, cloakroom, 21' rear aspect living room with French doors leading to a southerly facing landscaped enclosed rear garden (fitted unit to remain), mainly laid lawn, patio area, storage shed, gated side access and the added advantage of a 12' garden room. First Floor boasts four well proportioned bedrooms with ensuite shower room to bedroom one (plus wardrobes) & three piece family bathroom. To the front offers driveway parking for several vehicles.

(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: Reading Borough Council.

Council Tax: - Band E

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

Possession: Available Immediately (subject to the usual formalities).

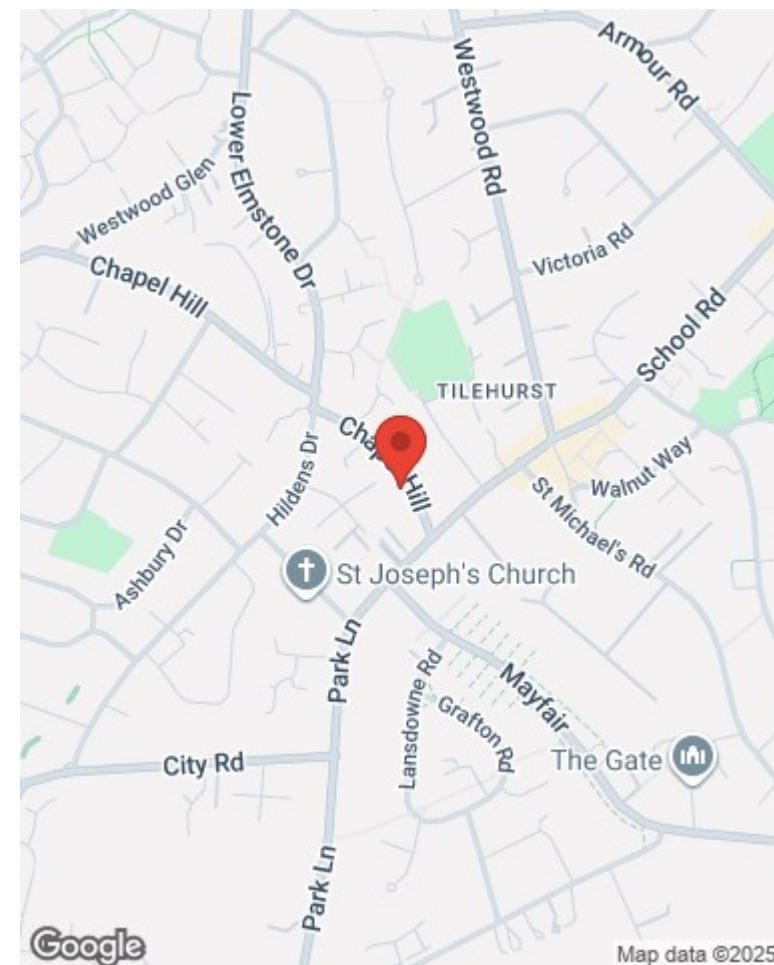
Rent: £2250 per calendar month paid in advance by Bankers Standing Order.

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.





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	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	EU Directive 2002/91/EC

#### Misrepresentation and Misdescriptions Acts

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