



# TO LET

80 Hurst Road

Reading, RG10 0AN

**£1,800 PCM**



\*ARLA AGENT\* Exceptional three bedroom semi detached family home located within easy walking distance of Twyford mainline station. Finished to a high specification throughout with driveway parking for two vehicles and a good size garden. Offered unfurnished and available immediately. EPC Energy Rating B. Council Tax Band E. Holding Fee £415.38. Tenancy Security Deposit £2076.90. To view please contact 01628 522568.

No smokers or pets.



## Rental Property Information

Available: January 2026

Rent Payable: £1800.00pcm

Deposit Payable: £2,076.90 Five weeks rent, which will be registered into a deposit protection scheme.

Holding Fee: £415.38 One week's rent.

The property will remain on the market until the holding fee is paid and the Application form completed. If the tenancy goes ahead the holding fee will be used towards the initial first months rental payment.

To comply with the Anti Money Laundering Regulations a valid Passport or Driving Licence and Birth Certificate is required. Copy of Visitors Visa, if applicable. Utility bill, bank statement or any official correspondence, no more than three months old, confirming your name and address. A mobile phone bill will not suffice.

If you suspect that there may be a problem with your reference/credit check, please inform us in advance and we can discuss. If the Tenant fails the Right to Rent checks, has provided false or misleading information or decides against taking the property, the holding fee will not be refunded.

All adults permanently residing at the property must complete an Application form and will be fully referenced. Permitted occupiers, over the age of 18 years, must be credit checked. If a Guarantor is required they must also complete a Guarantor Application form and be fully referenced. We must be advised of any adults, who intend to reside at the property for a period of more than 3 weeks.

## Further Tenant Information

Where a Landlord will accept a pet in the property, an additional £25.00pcm, per pet, will be required throughout the duration of the tenancy.

Hunt and Nash do not Manage this property.

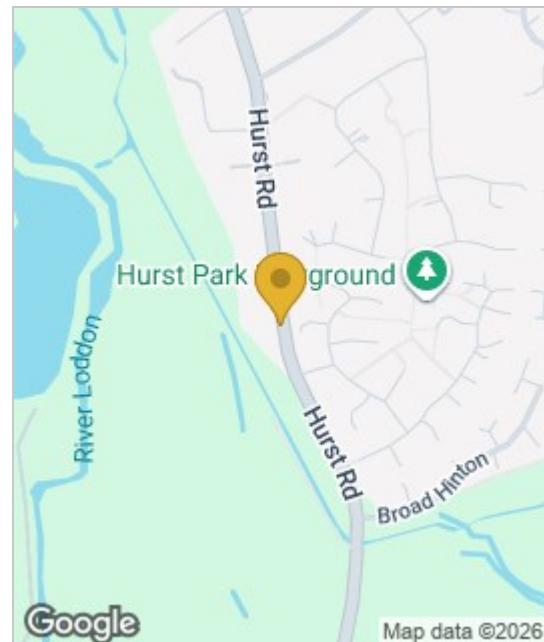
No smokers at the property.

Council Tax Band: E

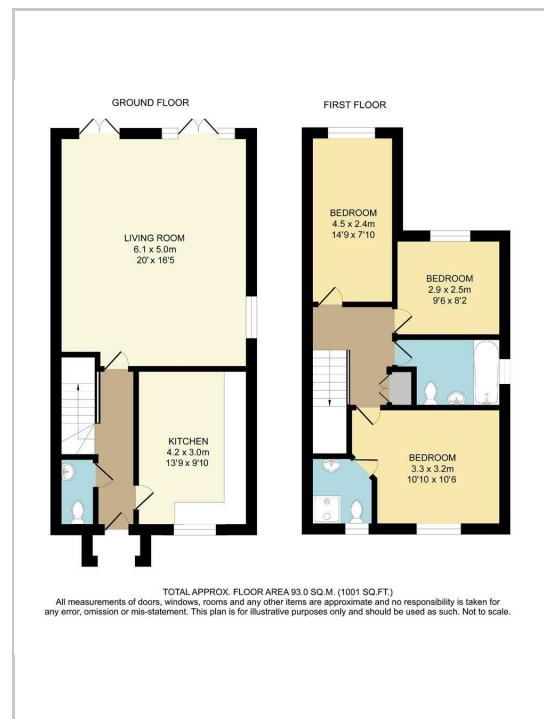
If you require any cleaning, improvements or repairs to the property these **MUST** be advised in writing/email BEFORE completing the Application form.

If you wish to rent this property, please request the Tenant Information Pack.

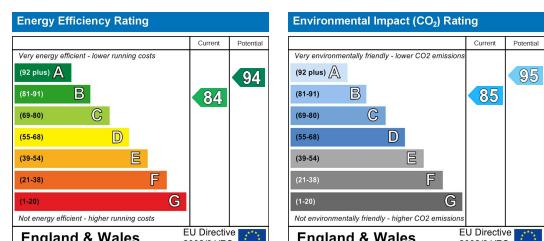
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.