



Ashwood Close, Available, £1,750 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented three bedroom semi detached home located in a sought after residential area, within minutes walk of playing fields leading to open countryside. The property is fortunately located with favoured Primary & Secondary schools nearby and is approximately 20 minutes walk from Tilehurst village with a range of local amenities, regular bus services, and is also a 2 mile commute by car to Junction 12 of the M4 Motorway.

Approached via a driveway with garage, the front door opens to an entrance hall with doors to downstairs W.C. and 19" open plan living room with patio doors leading to the enclosed garden. Leading off the living room is the kitchen with ample workspace, washing machine, electric oven, gas hob and full size fridge/freezer, plus storage area and rear door to garden. Upstairs boasts three large bedrooms all serviced by a three piece family bathroom including shower over bath. The exterior offers a fully enclosed rear garden, mainly laid to lawn, with patio area, gated side access, drive way parking and integral garage.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band D

Tenancy: An Assured Periodic tenancy.

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

Rent: £1750 per calendar month paid in advance by Bankers Standing Order.

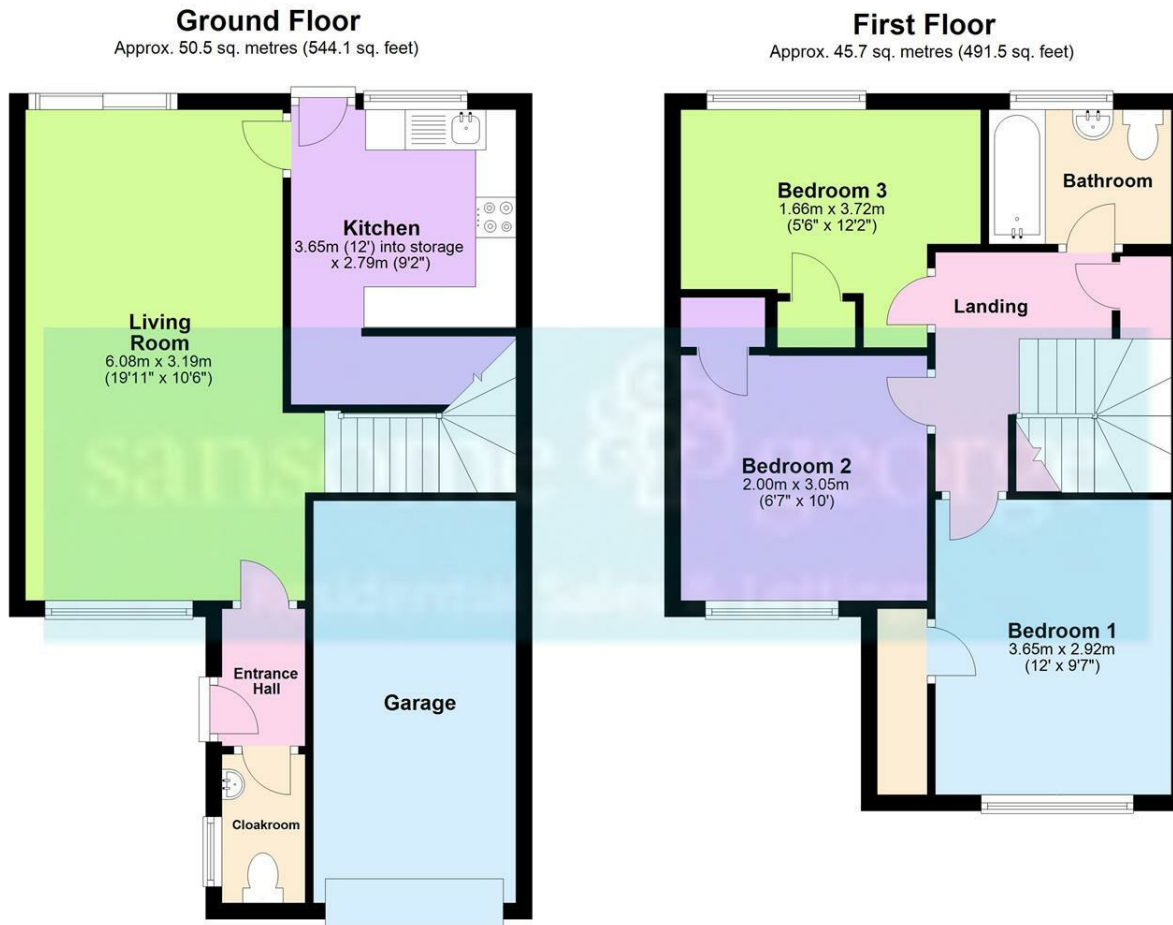
Deposit: £2019.23 The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

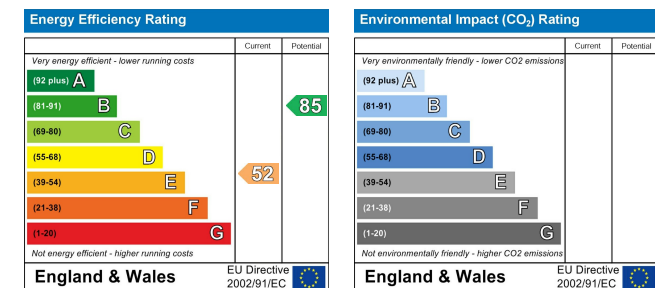
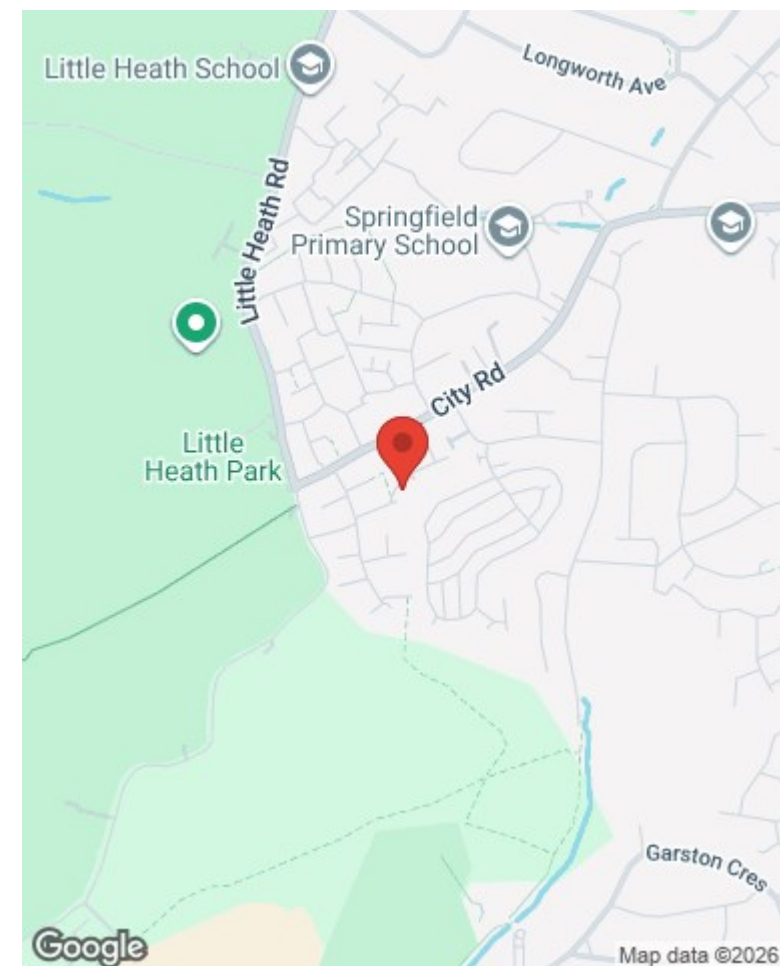
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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





Total area: approx. 96.2 sq. metres (1035.6 sq. feet)



Misrepresentation and Misdescriptions Acts

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