



Fullbrook Crescent, Available, £1,600 Per Month, Unfurnished

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Residential Sales & Lettings

A well presented two double bedroom semi-detached home, benefiting from an upstairs study, situated in a popular cul-de-sac location in Tilehurst. The property is conveniently located close to reputable schools, frequent bus services, local shops, and Tilehurst train station, offering excellent links to London Paddington and Oxford.

The property is approached via a driveway providing parking for two vehicles. The front door opens into an entrance hall with stairs rising to the first floor and a door leading into the generous dual aspect living room. From the living room, there is access to a modern kitchen, which is fitted with a fridge/freezer, washing machine, electric oven and gas hob, and benefits from a door opening into the enclosed rear garden. Upstairs comprises two well proportioned double bedrooms and a study room, all served by a three piece family bathroom featuring a shower over the bath. Externally, the property offers a sizeable driveway to the front leading to a half garage, ideal for storage. To the rear is a well maintained garden, which includes a useful outbuilding with power. Further benefits include double glazed windows and gas fired radiator central heating.

(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 C.

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

Possession: Available 10th March (subject to the usual formalities).

Rent: £1600 per calendar month paid in advance by Bankers Standing Order.

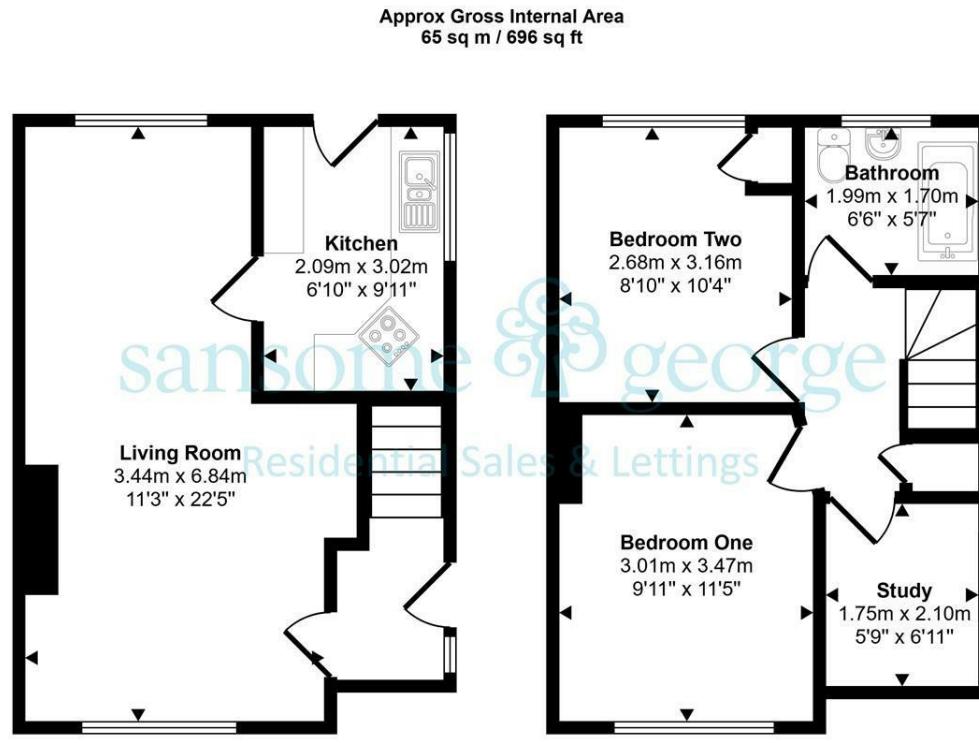
Deposit: £1846.15. The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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 outgoings including, council tax, water, gas, electricity telephone and TV.

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





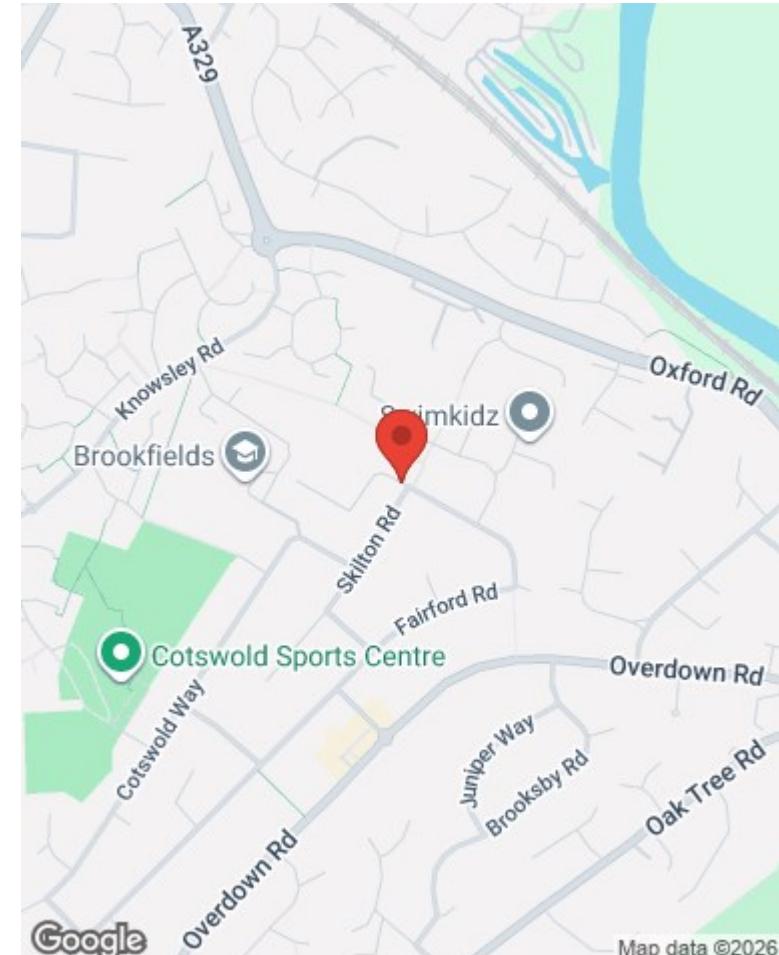
Ground Floor

Approx 32 sq m / 348 sq ft

First Floor

Approx 32 sq m / 348 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		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 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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