



**Latimer Drive, Available, £1,325 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings

This well presented mid-terrace home offers two bedrooms and an enclosed rear garden, set in a quiet and highly sought after cul-de-sac on the ever popular Beansheaf development in Calcot. Ideally located, it provides easy access to J12 of the M4, Theale Station and Business Park, Sainsbury's and the retail park, as well as convenient bus routes into Reading town centre.

The property is approached via a front garden laid to lawn with a pathway leading to the front door and entrance hall. From here, a door opens into the bright living room, which features access to both the kitchen and the enclosed rear garden. The well appointed, front aspect kitchen offers ample worktop space and comes equipped with a washing machine, fridge-freezer and cooker. Upstairs, the landing leads to two bedrooms (one double and one small single), along with a three piece bathroom with a shower over the bath. Outside, the low maintenance rear garden includes a patio area and artificial lawn. Considerate on road parking is available nearby.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

Energy Performance Rating: C - 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 12th June (subject to the usual formalities).

Rent: £1325 per calendar month paid in advance by Bankers Standing Order.

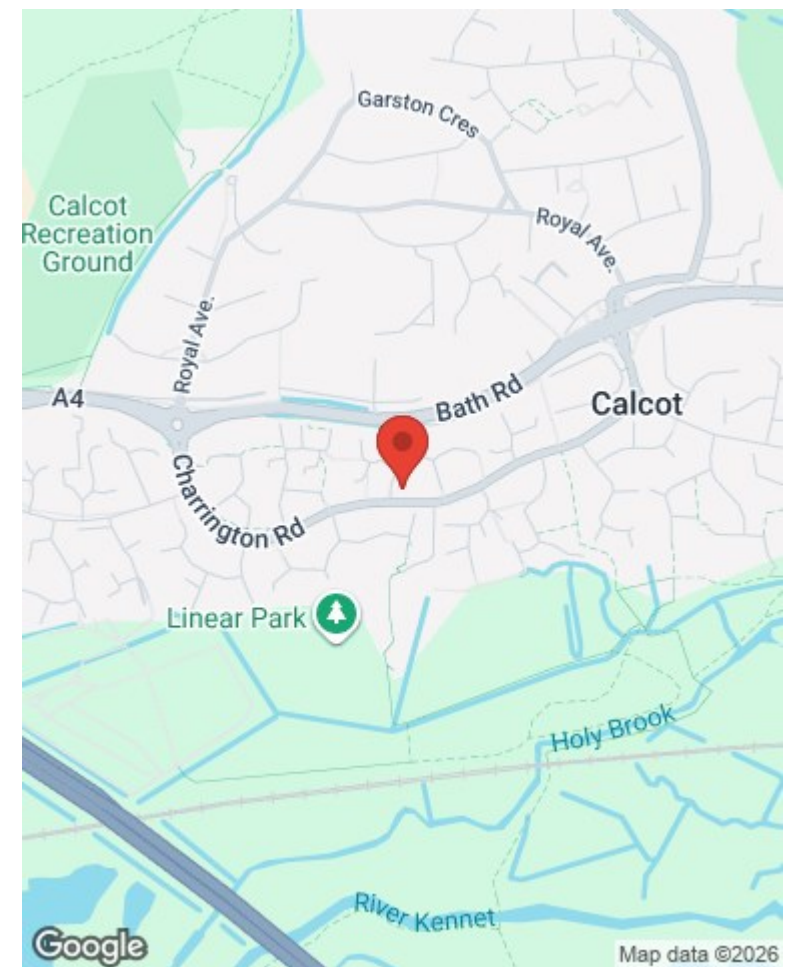
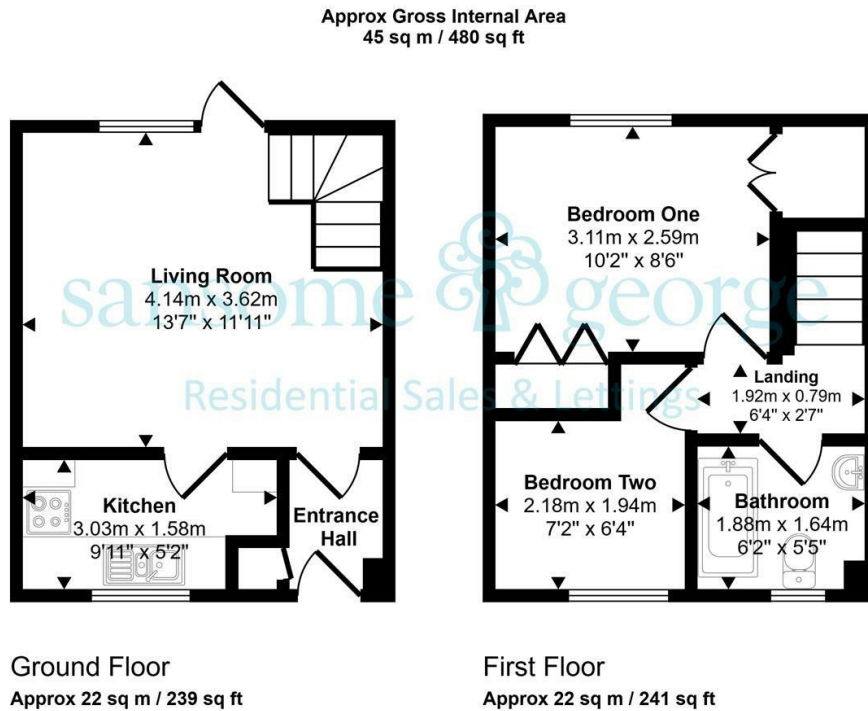
Deposit: £1528.84. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

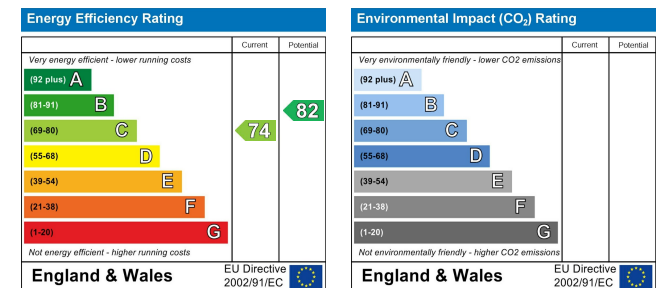
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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





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.



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