



Shipridge Drive, Available, £2,000 PCM, Unfurnished

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Residential Sales & Lettings

A stylish and well-presented three double bedroom Taylor Wimpey townhouse, arranged over three floors and ideally located close to Junction 11 of the M4, offering excellent access to London, Reading town centre, and regular public transport links. The property is also conveniently positioned near a wide range of local amenities including shops, supermarkets, pubs, cafés, and restaurants, making it ideal for families or professionals.

The accommodation comprises a bright and spacious living room, a modern fully integrated kitchen, and a downstairs WC. The first floor offers two well-proportioned double bedrooms served by a family bathroom with shower over bath, along with a useful study area with stairs rising to the top floor. The top floor hosts a generous principal bedroom with an en-suite shower room.

Further benefits include a private rear garden, garage, and driveway parking.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

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

Local Authority: Wokingham Council

Council Tax: - Band D

Tenancy: An Assured Periodic tenancy.

Possession: Available 20th May (subject to the usual formalities).

Rent: £2000 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2307.69. 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.

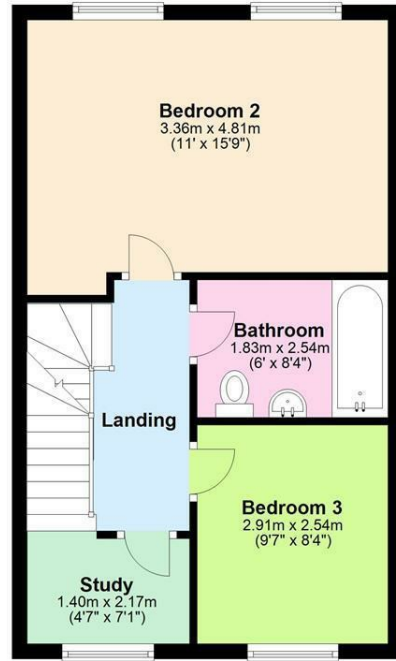
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



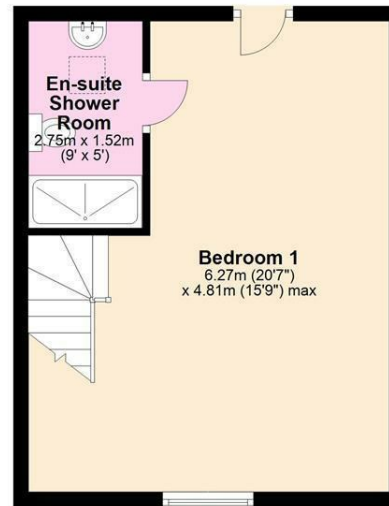
Ground Floor



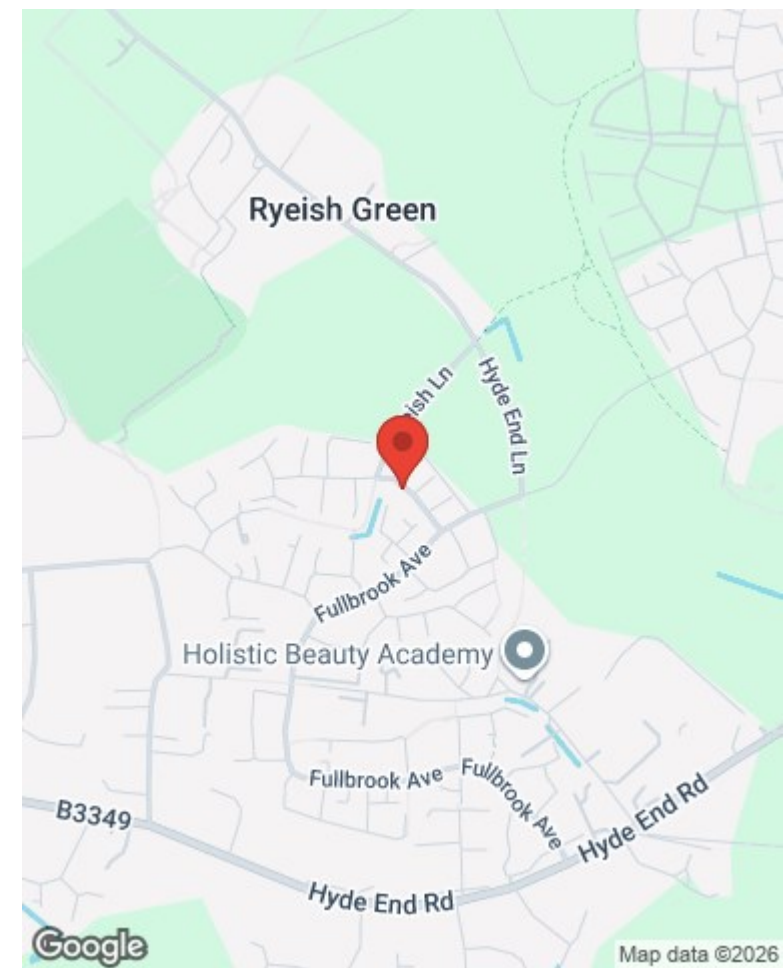
First Floor



Second Floor



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96
(81-91) B		87	
(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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