

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



TO LET

81 Broad Hinton

Twyford, Reading, RG10 0LP

£1,075 PCM

 1  1  1  D Tax Band C

ARLA AGENT In the ever popular Broad Hinton estate is this one bedroom terraced house presented in excellent order throughout, offering a modern fitted kitchen, open plan lounge with French doors leading to a private garden, one double bedroom and luxury shower room. Offered unfurnished and available early August. EPC Energy Rating D. Holding Fee £248.07. Tenancy Security Deposit £1,240.35 To view please contact 01628522568.

No smokers,.



Rental Property Information

Available: Early August 2026

Rent Payable: £1075pcm

Deposit Payable: £1240.35 Five weeks rent, which will be registered into a protective scheme.

Holding Fee: £248.07 One weeks rent.

There is one allocated parking space with this property.

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

Hunt and Nash do not Manage this property.

No smokers or children at the property.

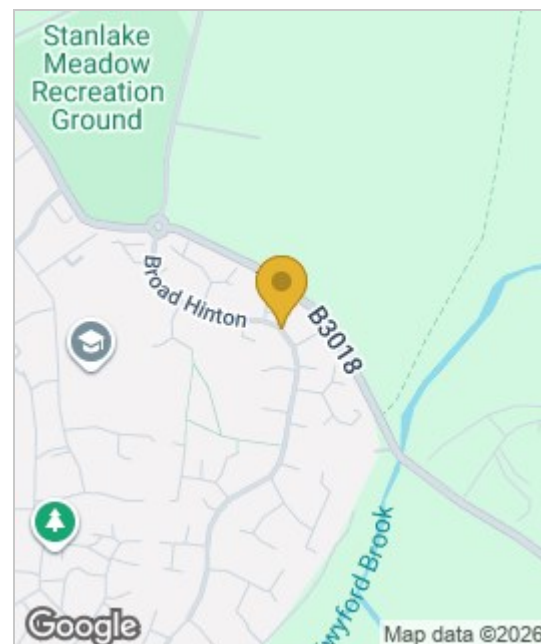
One allocated parking space with this property.

Council Tax Band: C

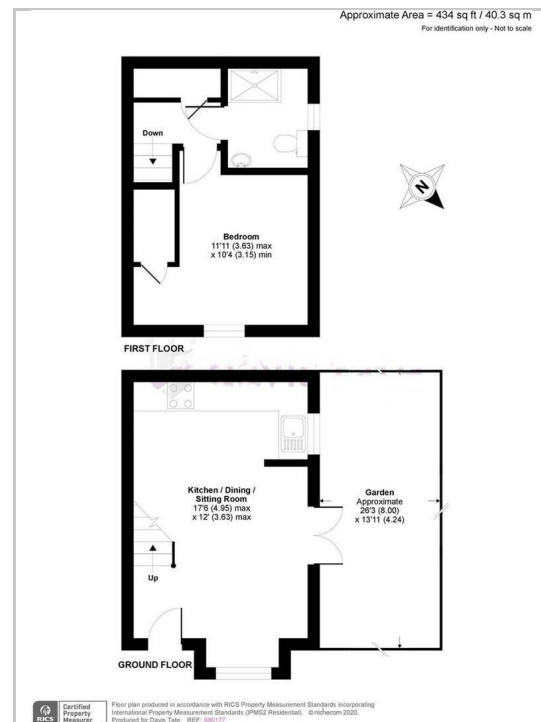
If you require any cleaning, improvements or repairs to the property these MUST be advised in writing/email BEFORE completing the Application form.

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

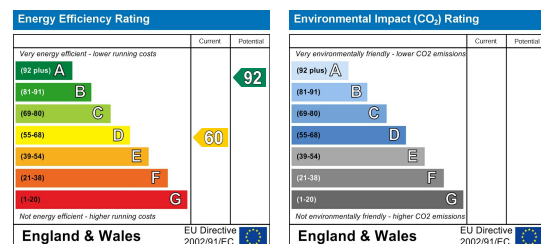
Area Map



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.