



Willow Tree Glade, Available, £750 Per Calendar Month, Furnished

sansome & george
Residential Sales & Lettings

RENT INCLUSIVE OF BILLS This well presented double room within a shared house, sharing facilities with two other occupants, is 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.

Shared Accommodation:

Approached via driveway parking the front door leads into an entrance hall with doors to the downstairs WC and living room. The large open plan living room leads to a dining area and modern kitchen plus courtesy door to the conservatory and enclosed rear garden. Upstairs offers a modern three piece bathroom with shower over bath.

Private Accommodation:

Furnished double room with window overlooking the front of the property.

Please note: The property is shared with the Landlord and one minor.

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band D

Tenancy: Lodging Agreement

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

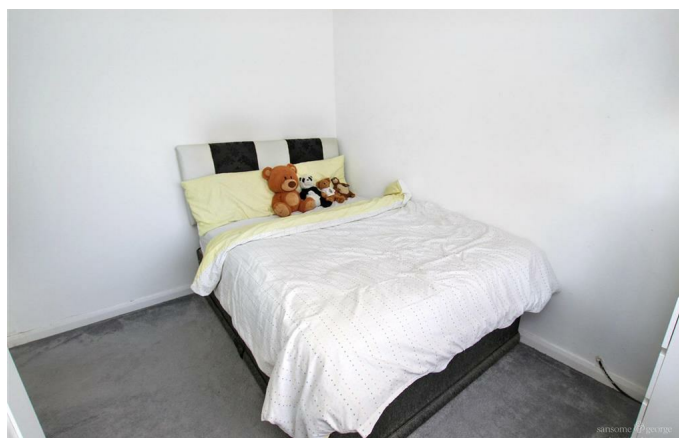
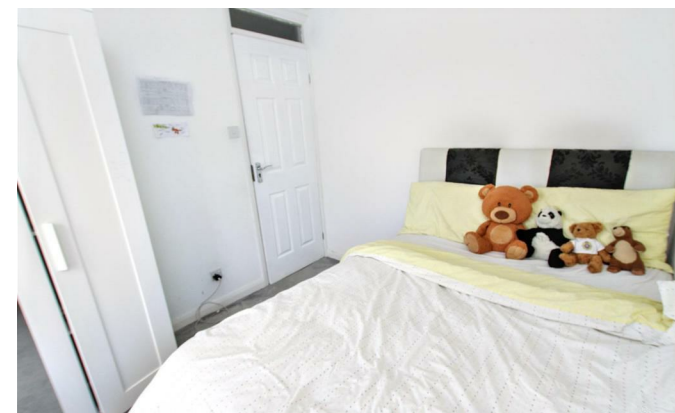
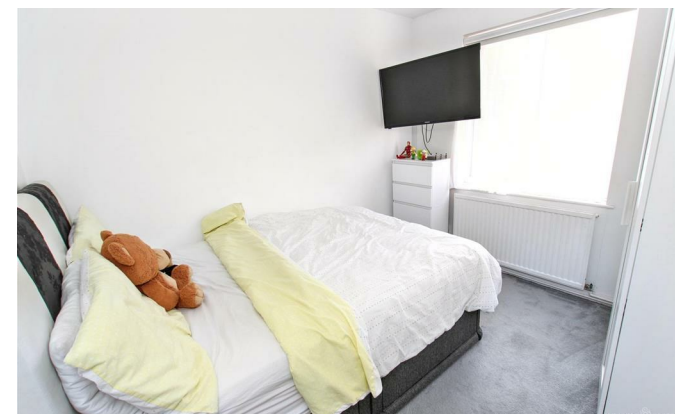
Rent: £750 per calendar month paid in advance by Bankers Standing Order to include, Council Tax, water, gas, electricity and internet.

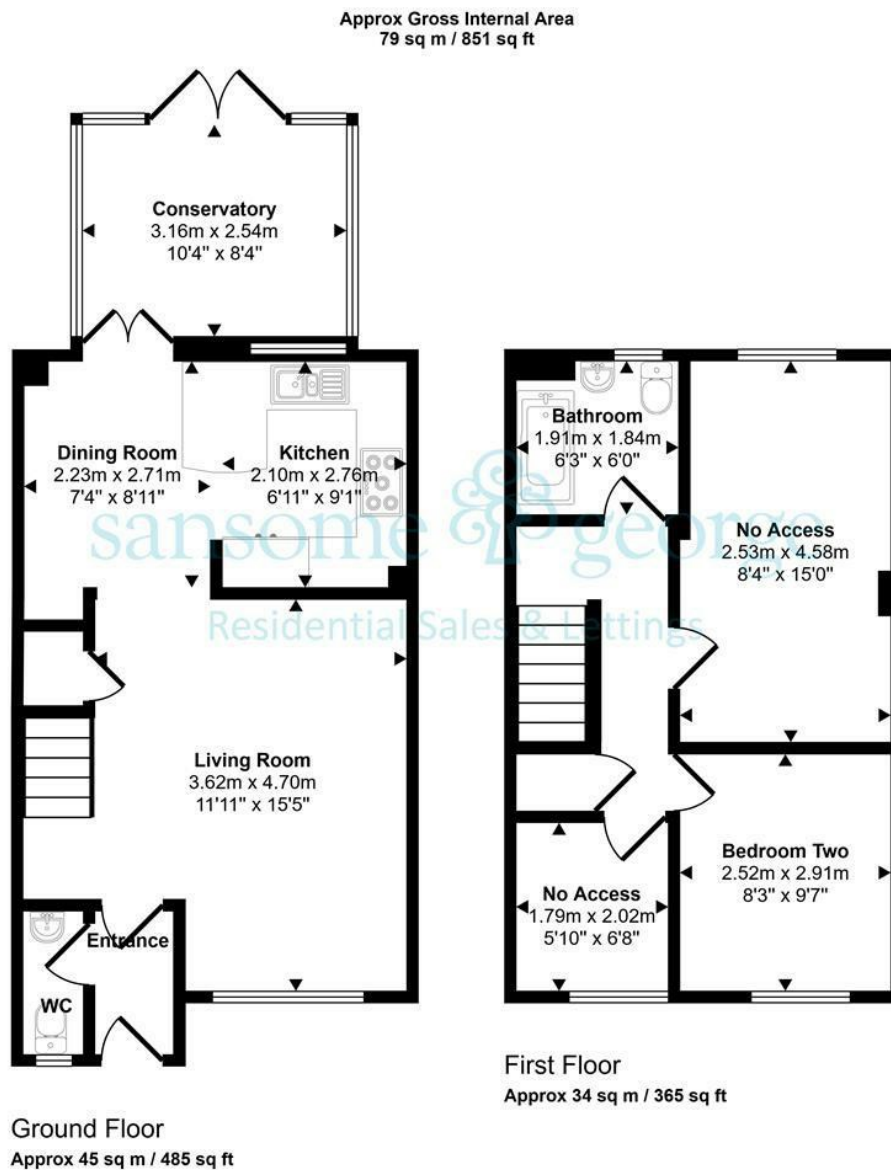
Deposit: £865.38. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

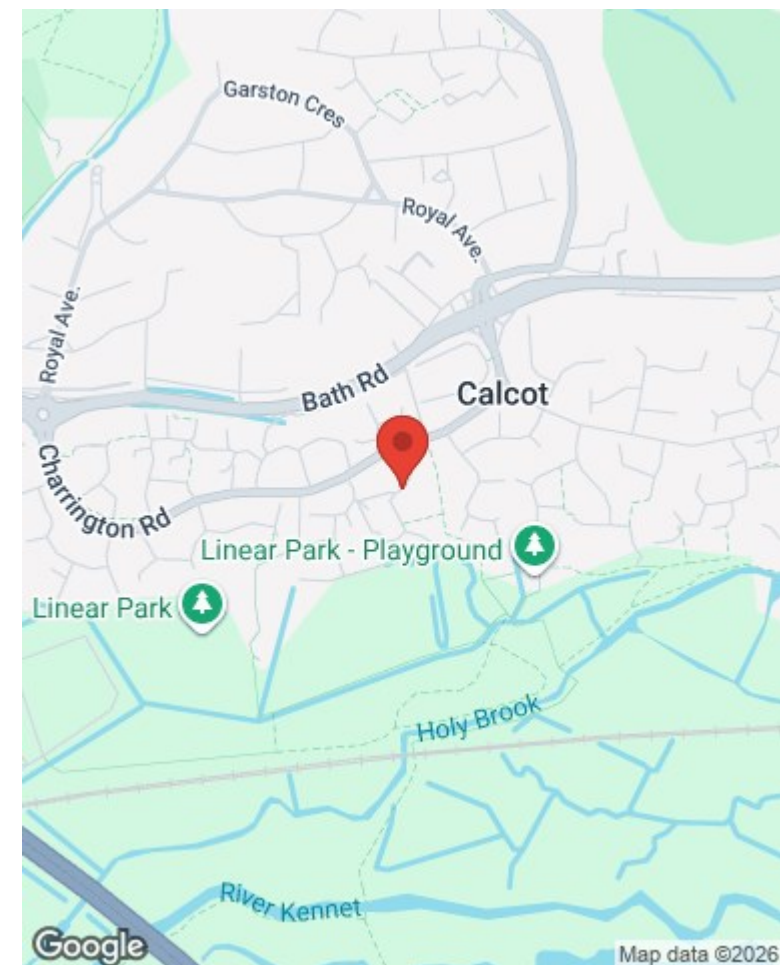
Outgoings: The tenant is to be responsible for all outgoing including telephone and TV.

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.



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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN
0118 939 1999 - lettings@sansome-george.com

sansome  george
Residential Sales & Lettings