

Willow Tree Glade, Available, £650 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.

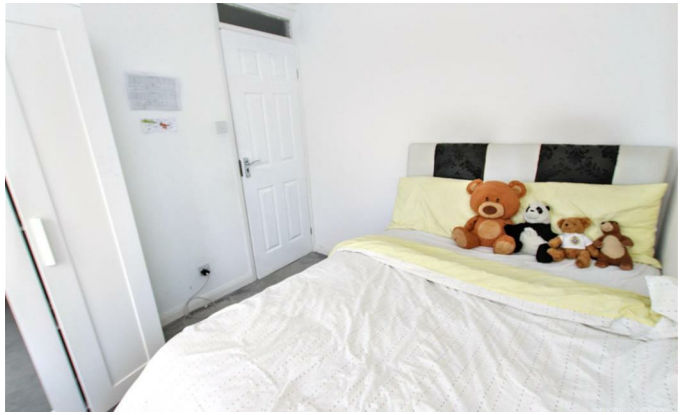
Private Accommodation:
Furnished double room with window overlooking the front of the property.

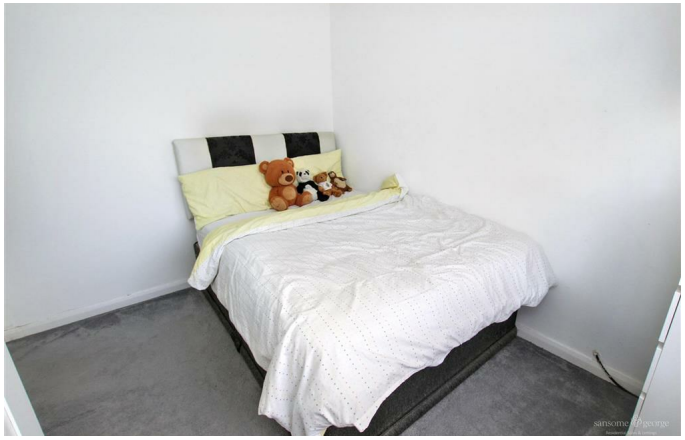
Please note: The property is shared with the Landlord and one minor.

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: £650 per calendar month paid in advance by Bankers Standing Order to include, Council Tax, water, gas, electricity and internet.
Deposit: £750. 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 telephone and TV.
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



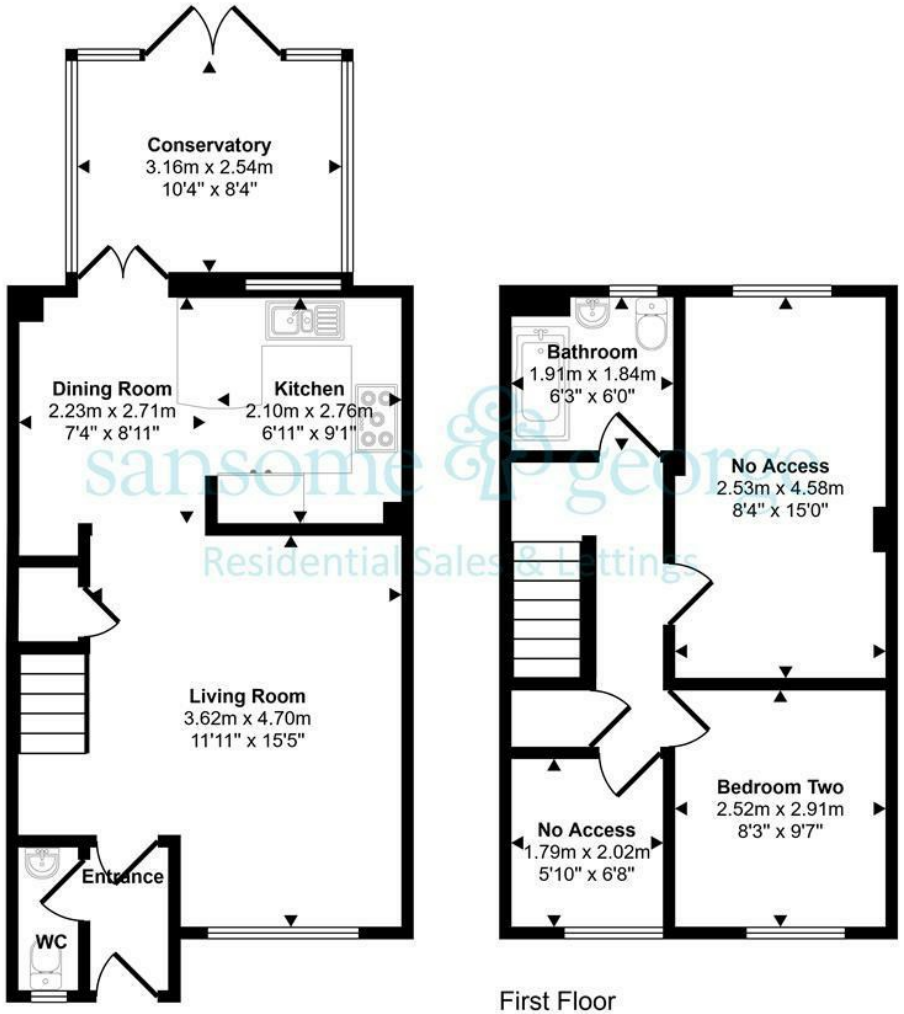








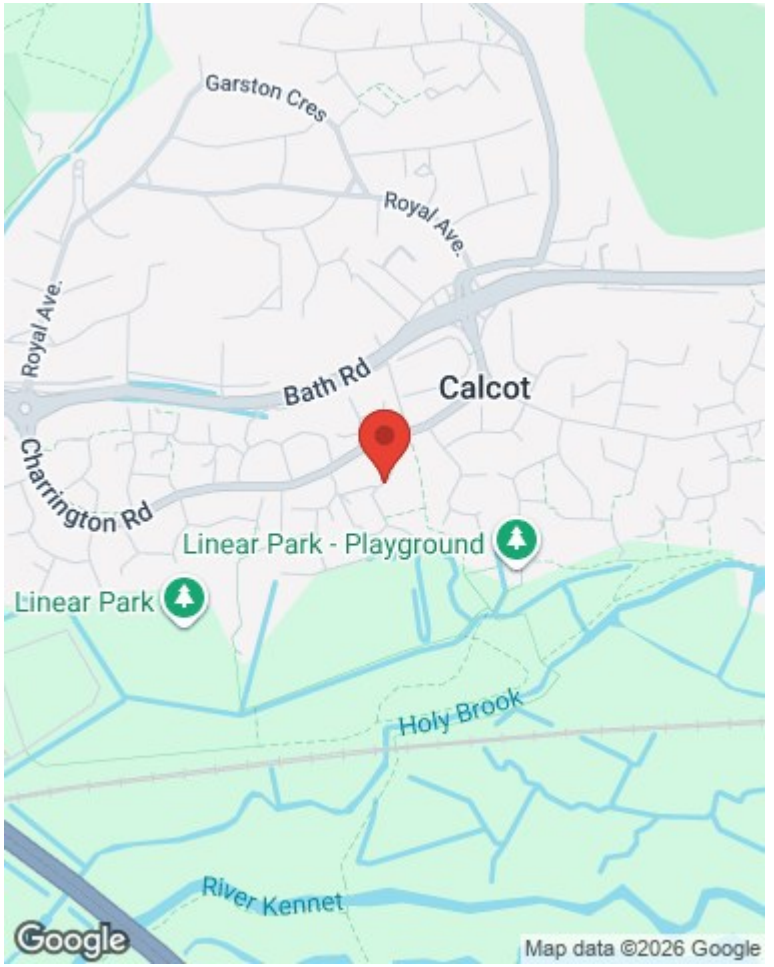
Approx Gross Internal Area
79 sq m / 851 sq ft

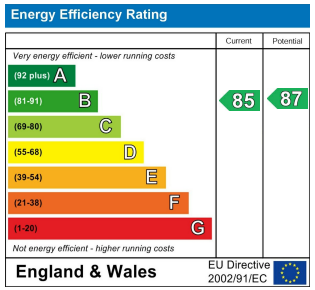


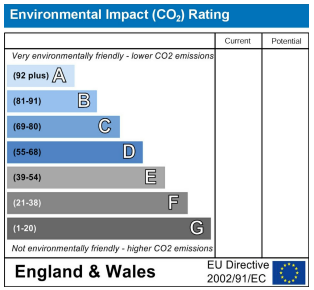
Ground Floor
Approx 45 sq m / 485 sq ft

First Floor
Approx 34 sq m / 365 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.







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