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Woodthorne Close, Available, £2,500 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented and extended five bedroom bay fronted detached residence located on a sought after David Wilson development off Long Lane. Highly regarded schools, local shops, miles of open countryside in nearby Sulham are all close by, plus Pangbourne village, Tilehurst train station with excellent links to London Paddington and Oxford station along with the River Thames are all easily accessible.

Ground floor accommodation comprises of entrance hall, stairs rising to first floor, cloakroom, bay fronted living room, large modern fitted kitchen/ breakfast room & utility room with internal access to the garage. On the first floor, a spacious landing gives access to four double bedrooms with bedroom one featuring a en-suite and the remaining three bedrooms are serviced by a four piece family bathroom. Further benefits include a stunning loft conversion with superb bedroom, shower room and separate study. Gas radiator central heating, UPVC double glazed windows throughout, plus fully enclosed landscaped rear garden mainly laid to lawn, with decked area, ideally for summer dining and a patio area looking back towards the house plus gated side access giving access to driveway parking for two cars.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band F

Tenancy: An Assured Periodic tenancy.

Possession: Available 9th November (subject to the usual formalities).

Rent: £2500 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2884.61 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.

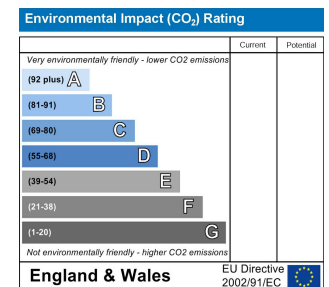
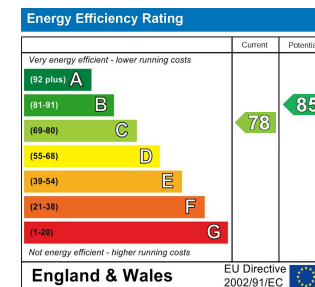
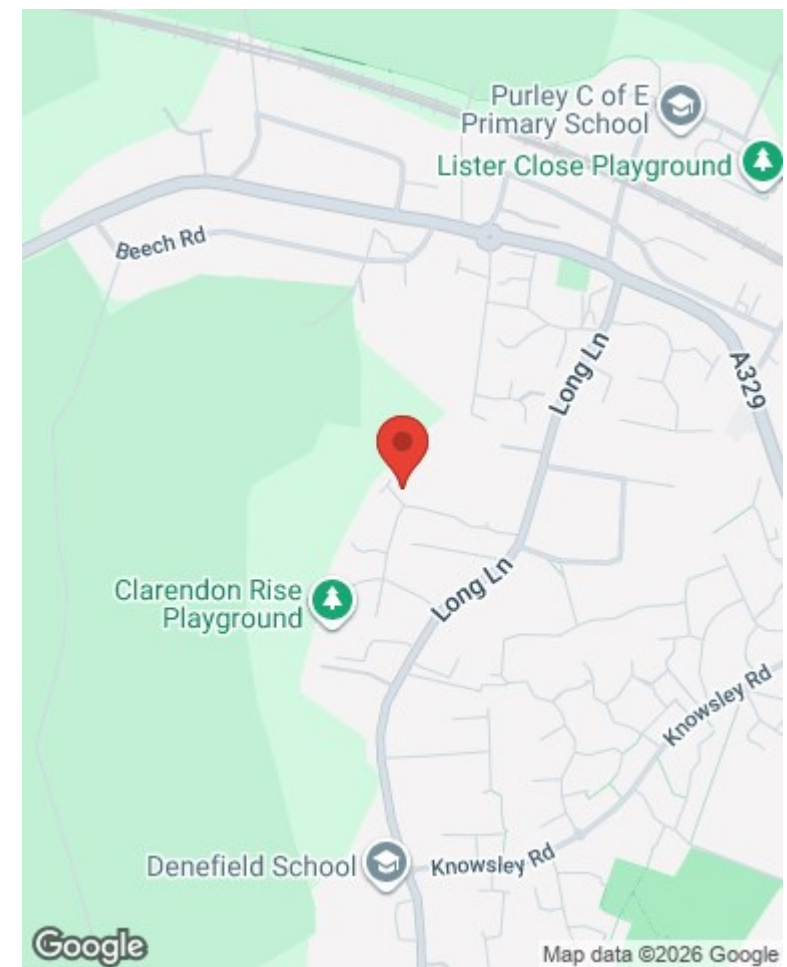
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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





Total area: approx. 189.8 sq. metres (2042.5 sq. feet)



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