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Martin & Pole
Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

7 Tamarisk Rise, Glebe Park, Wokingham



A four bedroom family home with single garage and driveway parking

Situated in a quiet cul-de-sac location close to Wokingham Town Centre and mainline railway station

4 bedrooms, 1 with En-suite Shower Room, Family Bathroom, Lounge, Dining Room, Kitchen, Utility, Cloakroom, Double Glazing, Gas Central Heating, Garage

Available from the beginning of December
Monthly gardening service included within rent

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or lettings@martinpole.co.uk

Price £1800pcm - unfurnished

7 Tamarisk Rise, Glebe Park, Wokingham RG40 1WG

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor:

Entrance Hall: radiator, understairs storage cupboard, wood floor, smoke alarm.

Cloakroom: Low level W.C., pedestal wash hand basin, tiled splash back, mirror, radiator, vinyl floor

Lounge: Front aspect, feature brick fireplace, radiator, wood floor, T.V., SAT, Virgin Media connections, bay window with double glazed windows, curtains. Double doors to dining room

Dining Room: Rear aspect, wood floor, double glazed sliding patio doors to patio and rear garden, curtains, radiator

Kitchen: Rear aspect, double glazed window, newly fitted Howdens matt cream finish wall and base units. Wood effect rolled edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap. Integrated fan assisted electric oven, gas hob, extractor hood over. Integrated dishwasher, light beige stone effect vinyl floor, radiator. Space for a kitchen table

Utility: Room: Rear aspect, double glazed window, door to rear garden. Light stone effect vinyl floor, matching matt cream finish base units with single stainless steel sink, wood effect rolled edge work surface. Wall mounted gas boiler, space for a washing machine and tumble dryer. Free standing fridge freezer.

On the first floor:

Landing: Access to loft, airing cupboard housing hot water tank, slatted shelves, smoke alarm.

Bedroom 1: Front aspect double glazed window with roller blind, carpet, radiator, built in double wardrobe.

En-Suite: Tiled shower cubicle with electric shower, pedestal wash hand basin, mirror, light/shaver point, low level W.C., radiator, double glazed window to side, vinyl floor.

Bedroom 2: Rear aspect, double glazed window with roller blind, carpet, radiator, built in double wardrobe.

Bedroom 3: Rear aspect, double glazed window with roller blind, carpet, radiator, built in double wardrobe.

Bedroom 4: Front aspect, double glazed window with roller blind, carpet radiator, built in single wardrobe, shelving.

Bathroom: White three-piece suite comprising paneled bath with folding shower screen, chrome mixer taps and shower attachment, low level W.C. pedestal wash hand basin with mirror and light/shaver point, radiator, vinyl flooring, double glazed window, tiled walls.

Front: Single garage with driveway parking and pedestrian side access, open plan garden, outside light.

Rear Garden: Patio area, mainly laid to lawn, enclosed by wooden paneled fencing, shrub borders.

Council Tax: Wokingham Borough Council Band F

NO PETS* NO SMOKERS* NO SHARERS* NO HB

Energy Efficiency Rating: D 63

Directions: From Martin & Pole's office: Proceed along Broad Street towards Reading and take the first right into Rectory Road. After crossing the traffic lights bear left into Wiltshire Road and take the first turning on the left into Bishops Drive and proceed to the top of this road where Tamarisk Rise will be found.

Tenants Costs:

One month's rent in advance.

Deposit equivalent to one and a half month's rent in respect of any contingencies arising out of the Tenancy in respect of dilapidations and any other outstanding charges. The deposit will be held by The Deposit Protection Service for the duration of the Tenancy and then returned following the end of the term in accordance with The Housing Act 2004 enacted 6th April 2007. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

Administration fee: £240.00 including VAT (£200 + VAT).

Reference fee for ALL occupiers (excluding those under the age of 18) including a 'Right to Rent' check in accordance with Section 22 of the Immigration Act 2014. £48.00 including VAT (£40.00 + VAT).

Guarantor Reference Fee (if applicable): £36.00 including VAT (£30.00 + VAT).

Both the administration fee and the reference fee/s are payable on confirmation that the Tenant/s wish to proceed and will facilitate the property being removed from the market for a period not exceeding three weeks. They are non-refundable unless the Landlord withdraws.

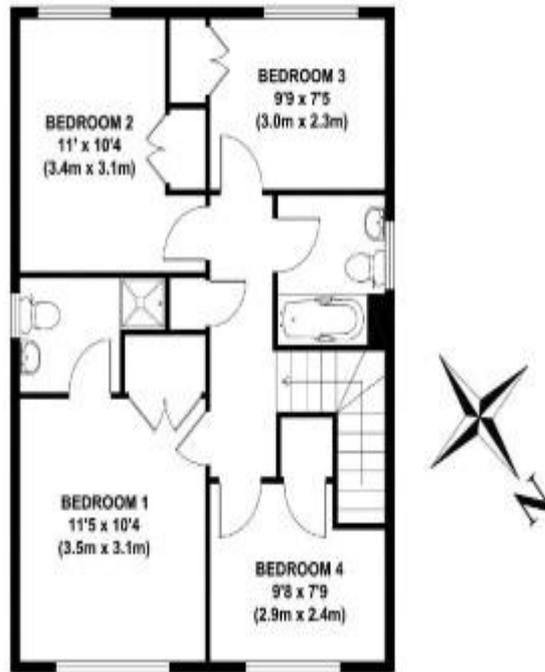
Tenants will be required to pay the monthly rent by Standing Order.

Tenancy Renewal fee: £48.00 including VAT (£40.00 + VAT).

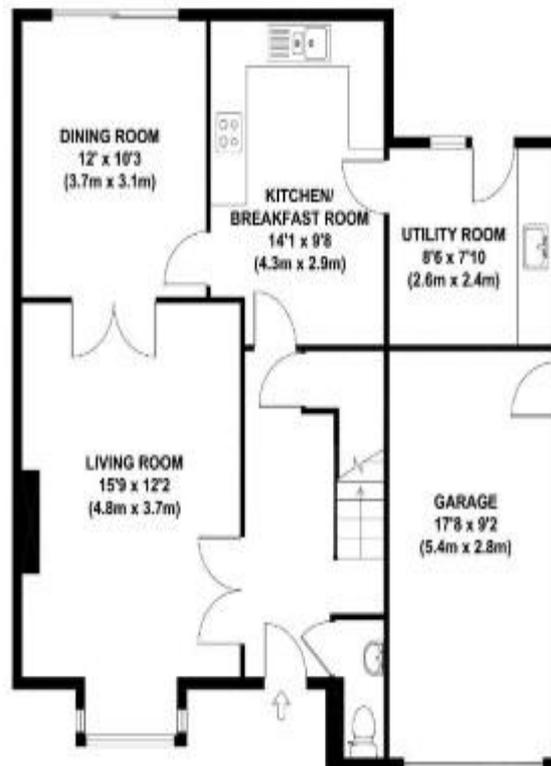
Inventory check-in fee: from £78.00 for a studio/ 1 bedroom - £156.00 for a 5-bedroom including VAT (£65.00 + VAT - £130.00 + VAT) larger properties available on request.

IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavoured diligently to ensure the details of this property are accurate, but none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

Fo: 28870



FIRST FLOOR



GROUND FLOOR

7 TAMARISK RISE

APPROX. GROSS INTERNAL FLOOR AREA 1406 SQ FT / 131 SQ M

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given *

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