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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

31 Chatsworth Avenue, Winnersh



A redecorated three bedroom semi-detached with parking for several vehicles

Close to Sainbury's Supermarket and Winnersh railway station. Easy access to Wokingham, Reading and M4

3 bedrooms, lounge, kitchen/ breakfast room, utility room, cloakroom, family bathroom, double glazing, gas central heating, rear garden

Available immediately

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



Price £1,750 pcm unfurnished

31 Chatsworth Avenue, Winnersh RG41 5EU

The Accommodation briefly comprises:

On the ground floor:

Entrance Lobby

Kitchen/ Breakfast Room:

Breakfast Room: front aspect, inset ceiling lights, storage cupboard, 2 x radiators, telephone point, laminate flooring.

Kitchen: range of cream eye and base level units with grey mottled work tops and tiled splash backs, stainless steel 1 ½ bowl sink unit with mixer tap, gas cooker with extractor above, dishwasher, fridge, TV point, tiled flooring, radiator, access to:

Utility Room: front aspect, door to front, light wood effect eye level units with grey mottled work tops, washing machine, tumble dryer, freezer, radiator, tiled flooring.

Cloakroom: rear aspect, white suite comprising low level W.C., vanity wash hand basin with tiled splash backs, radiator, tiled flooring.

Lounge: rear aspect French doors, 2 x radiators, 2 x TV aerial points, Sky and Virgin points, laminate flooring.

On the first floor:

Landing: airing cupboard housing hot water tank.

Bedroom 1: rear aspect, 2 x built-in wardrobes, radiator, TV point, curtains, carpet.

Bedroom 2: front aspect, radiator, curtains, varnished floorboards.

Bedroom 3: front aspect, radiator, curtains, varnished floorboards.

Bathroom: side aspect, white suite comprising bath with chrome taps and tied panel, wall mounted electric shower, shower screen, low level W.C. pedestal wash hand basin, tiled splash backs, heated towel rail, eye level storage cupboard, extractor fan, tiled flooring.

Outside:

Front: parking for several cars, carport with perspex roof, graveled area with flower borders, mature shrubs and trees.

Rear: enclosed by fencing, laid to lawn with patio area, mature trees and shrubs, outside tap.

Council Tax: Wokingham Borough Council Band 'E'

SUITABLE FOR A FAMILY

Energy Efficiency Rating: D

Directions: from Wokingham, proceed along Reading Road, continue forward through the traffic lights at Winnersh with Sainsbury's on the left hand side. Turn left onto Baslow Road, then turn left at the 'T' junction where the property can be found on the right hand side.

TENANTS PERMITTED PAYMENTS

Before the tenancy starts:-

Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides false or misleading information, fails a reference or right to rent check, or withdraws from renting the property the holding deposit will be retained by the Agent. If the landlord withdraws the deposit will be refunded.

Tenancy Requirements:

Deposit: equivalent to five weeks' rent for 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. The Tenant is not entitled to any interest accrued on their deposit whilst it is held by the Deposit Protection Service.

First month's rent in advance. The rent to be paid by monthly standing order.

During the Tenancy:

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

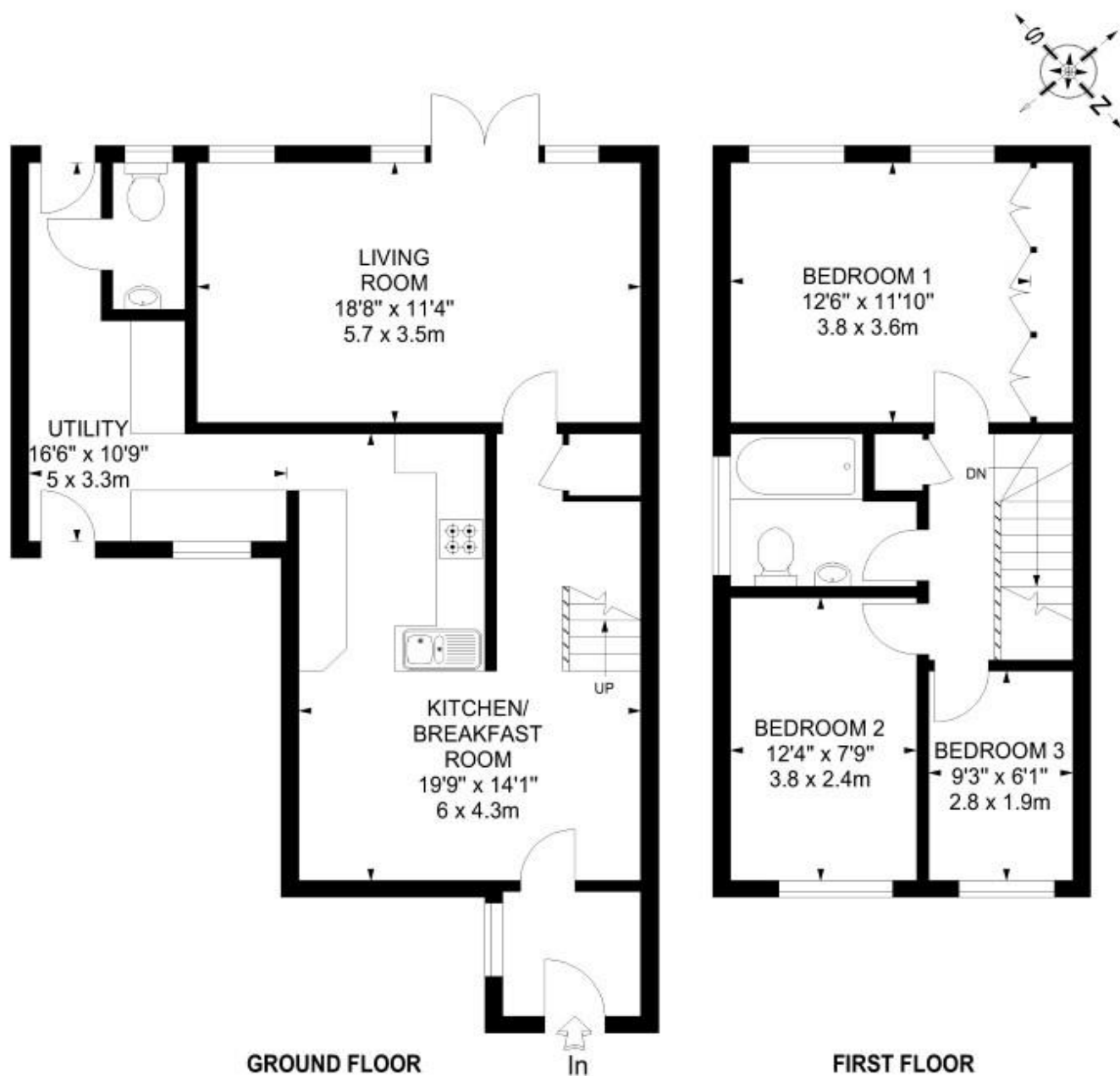
Other permitted payments:

Any other permitted payment, not included above, under the relevant legislation including contractual damages.

Money Protection:

Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and 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. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. 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:35361



APPROX. GROSS INTERNAL FLOOR AREA 1117 SQ FT / 104 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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