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Bedford's Cottage, Auclum Lane, Burghfield Common



A well presented redecorated three bedroom detached bungalow with new carpets

Approximately six miles from Reading in Burghfield Common Village

3 bedrooms, lounge, dining area, kitchen, bathroom, separate W.C., double glazing, gas central heating, front and rear gardens

EER: C 69
COUNCIL TAX: West Berkshire Council Band- C
DEPOSIT: £2,076.95
HOLDING DEPOSIT: £415.39
BROADBAND: SUPERFAST
HIGHEST AVAILABLE DOWNLOAD: 56Mbps
HIGHEST AVAILABLE UPLOAD: 9Mbps

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 £1,800 pcm Unfurnished

Bedford's Cottage, Auclum Lane, Burghfield Common RG7 3DA

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor:

Double glazed door to:

Entrance Hall: airing cupboard housing pressurized water tank, radiator, carpet.

Lounge: front aspect, Upvc double glazed window, blind, radiator, TV and telephone point, carpet.

Dining area: dual aspect, Upvc double glazed window to side, blind, Upvc double glazed door to rear garden, radiator, vinyl floor.

Kitchen: rear aspect, Upvc double glazed window, blind, range of light oak effect eye and base level units with roll edged work surfaces and tiled splash backs, stainless steel single drainer sink unit with mixer tap, built-in double electric oven with gas hob and extractor hood above, integrated fridge/freezer, washing machine, central heating boiler concealed in wall cupboard, storage cupboard housing consumer box and electric meter, smoke alarm, vinyl floor.

Bedroom 1: front aspect, Upvc double glazed window, blind, built-in cupboard with hanging rail, radiator, carpet.

Bedroom 2: rear aspect, Upvc double glazed window, blind, built-in cupboard with hanging rail, radiator, carpet.

Bedroom 3: front aspect, Upvc double glazed window, blind, radiator, carpet.

Bathroom: Upvc double glazed window with obscure glass to rear, blind, white suite comprising of panelled bath with chrome mixer tap, chrome shower, folding shower screen, wash hand basin inset into vanity unit with mixer tap, extractor fan, shaver point, partly tiled walls, vinyl floor,

Separate W.C: Upvc double window with obscure glass, blind, white low level W.C., wall mounted wash hand basin, extractor fan, vinyl floor.

Outside:

Rear Garden: enclosed with close boarded fencing to one side and picket fencing to front, mainly laid to lawn.

Front Garden: laid to lawn with flower borders, shingled driveway.

Directions:

From Reading Town Centre proceed west along the A4 Bath Road turning left into Burghfield Road immediately after passing Prospect Park. Continue over the River Kennet and the M4 Motorway through Burghfield Village and up the hill to Burghfield Common. On reaching the roundabout, carry straight on and take the second turning left into Auclum Lane. Follow the road around to the left and the driveway to Bedford Cottage will be found on the left hand side and the property will be found on the right hand side along the driveway.

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.

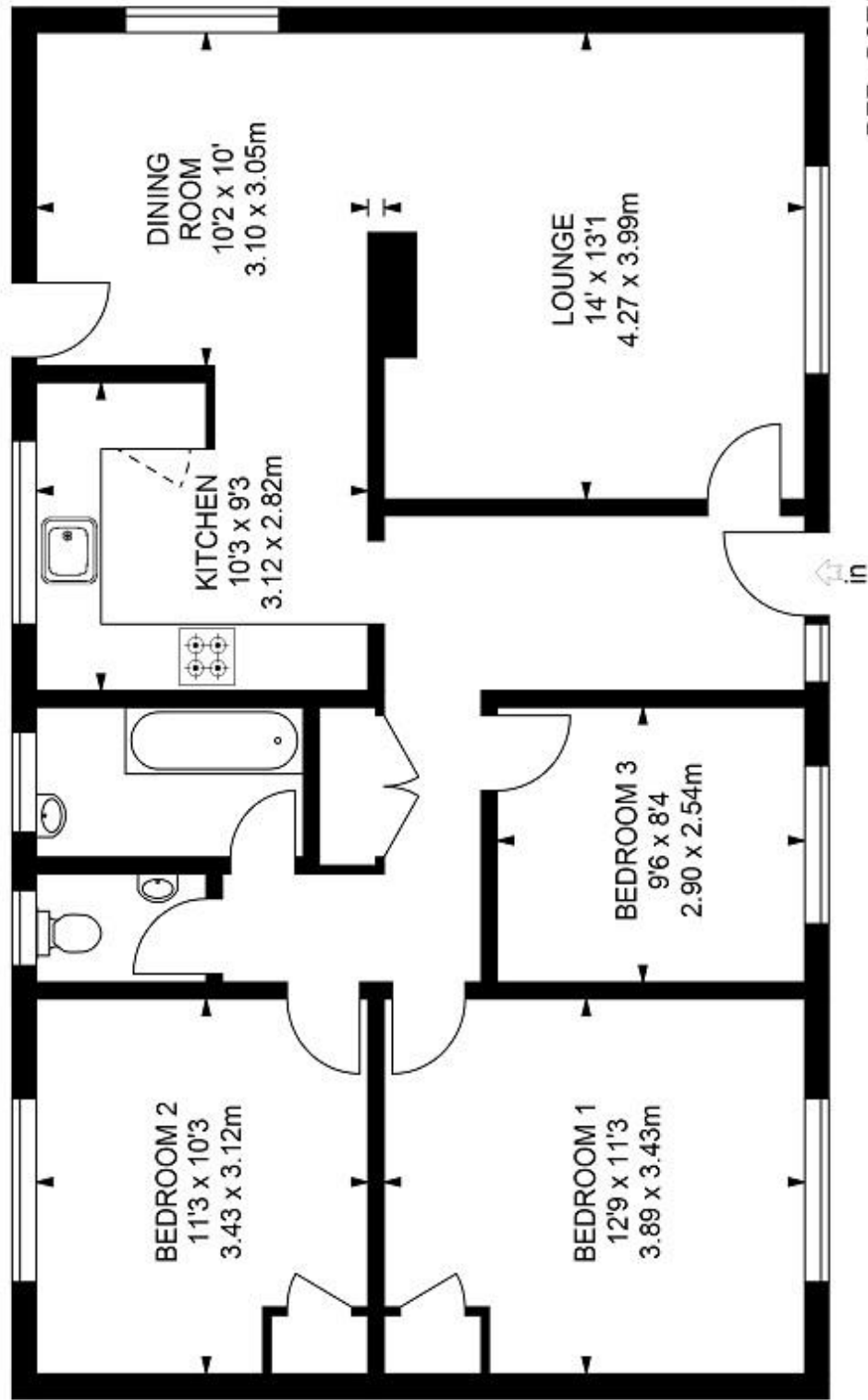
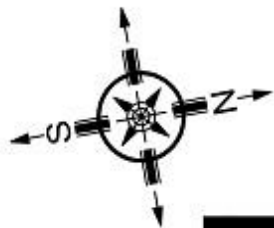
Other permitted payments:

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: 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:33376



REF - BCTGE / MP



APPROX. GROSS INTERNAL FLOOR AREA 956 SQ FT / 88.81 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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