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Martin & Pole
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

St. Columba's, 104 Copse Drive Wokingham



A well presented redecorated detached house

**Within ¼ mile of Holt School and less than 1 mile to Town Centre and railway station. Bus services nearby to Reading, Wokingham, Bracknell and Camberley
Backing onto a copse and close to parkland**

3/4 Bedrooms, Bathroom, Landing, Entrance Hall, Cloakroom, Living Room overlooking rear garden, Kitchen/Breakfast Room at the front, Shower Room, Study/ Bedroom 4, Small Utility area. Double Glazing, Gas Central Heating. Lovely rear garden. Driveway parking for 2 cars

COUNCIL TAX: Wokingham Borough Council Band E

EER: E44

DEPOSIT: £2,192.35

HOLDING DEPOSIT: £438.47

PREDICTED BROADBAND: ULTRAFAST

HIGHEST AVAILABLE DOWNLOAD: 1000Mbps

HIGHEST AVAILABLE UPLOAD: 100Mbps

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 £1,900 pcm Unfurnished

St. Columba's, 104 Copse Drive Wokingham RG41 1LX

On the ground floor:

Entrance Hall: with double radiator, coat hooks.

Cloakroom: wash hand basin, low level WC.

Double doors to

Kitchen/Dining Room: single drainer, enamel sink unit set in work top with cupboards and drawers below, integrated Bosch dishwasher, Farmhouse four ring gas hob with Belling oven and grill below, Bosch fridge/freezer, good range of wall mounted cupboards, 2 understairs cupboards, both shelved, double radiator. Roller blind.

Lounge: with sliding patio doors to rear garden, double radiator. Curtains.

Inner Lobby:

Bedroom 4/Study: double doors to garden, curtains.

Shower Room: with shower cubicle, walls fully tiled around shower, bidet, wash hand basin.

Utility Room: with Vaillant wall mounted gas fired boiler for central heating and domestic hot water, space and plumbing for washing machine, space for other domestic appliances.

On the first floor:

Bedroom 1: at the front, full height double built-in wardrobe comprising part hanging and part shelved, double radiator. Curtain rail and curtains.

Bedroom 2: double built-in wardrobe with hanging rail and shelf over, double radiator. Curtain rail and curtains.

Bedroom 3: with radiator.

Bathroom: modern white suite comprising panel enclosed bath with mixer taps, hand shower, vanity unit with inset basin, low level WC, radiator, walls half tiled, wall mounted medicine cabinet. Roller blind.

Landing: with radiator, access to roof space.

Outside:

Driveway parking for at least 2 cars. **NB. Garage is not included**

Rear Garden: a lovely feature with patio with low retaining walls with one step up to mainly lawned area with well established shrubs and ornamental trees. There is a summer house and small garden shed at the end of the garden. Fully fenced.

Directions: From Martin & Poles' office in Broad Street head out of town towards Shute End. Continue forward onto the Reading Road, through the traffic lights and then turn right onto Holt Lane. Proceed to the end and turn left onto Jubilee Avenue. Take the first turning on the left onto Copse Drive where the property will be found on the left hand side.

TENANT'S 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:36984

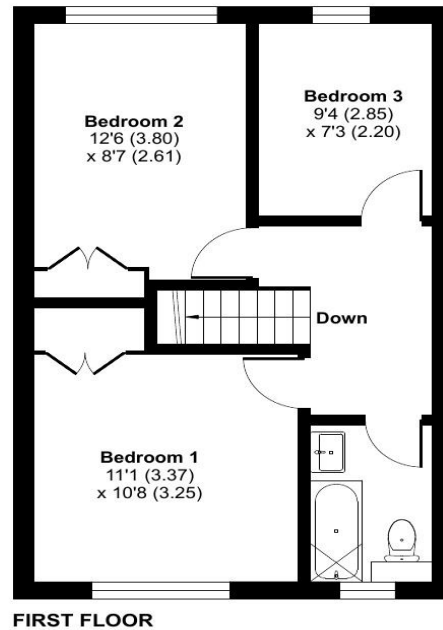
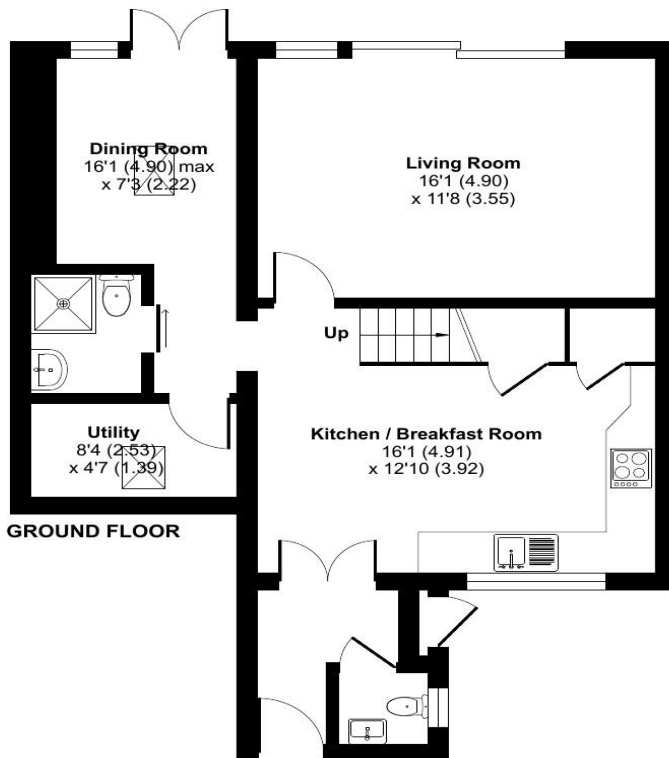
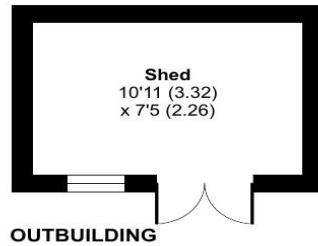
Copse Drive, Wokingham, RG41

Approximate Area = 1074 sq ft / 99.7 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1155 sq ft / 107.2 sq m

For identification only - Not to scale



Floor plan produced
International Property
Produced for M&P



Measurement Standards incorporating
residential). © n/checom 2025.
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