

## Holly Tree House, Church Lane, Finchampstead



Pleasant semi rural location on the edge of Finchampstead Village.  
A detached family home of comfortable proportions.

Principal suite of bedroom and en suite bathroom, guest suite of bedroom and en suite shower room, 2 further bedrooms, family bathroom. On the ground floor entrance hall, cloakroom, lounge, dining room, study, kitchen, utility room, conservatory, garage, gardens, gas fired central heating.

In a sought after location "Country Lane" setting within walking distance of the Queens Oak public house. More amenities are available about 1 mile away at California Crossroads including doctors' surgery, petrol station and general stores. The new Arborfield Sainsbury's supermarket is about 2.3 miles, and Wokingham is about 4 miles. The M3 and M4 motorways are both easily accessible at Bagshot and Winnersh respectively.

EER: D64

COUNCIL TAX: Wokingham Borough Council Band- G

DEPOSIT: £3,173.10- 5 weeks' rent

HOLDING DEPOSIT: £634.62 1 week's rent

PREDICTED BROADBAND SPEED: ULTRAFast

HIGHEST AVAILABLE DOWNLOAD: 1000Mbps

HIGHEST AVAILABLE UPLOAD: 1000Mbps

**Available Immediately**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [lettings@martinpole.co.uk](mailto:lettings@martinpole.co.uk)

# Holly Tree House, Church Lane, Finchampstead RG40 4LT

On the ground floor:

Entrance vestibule:	stairs to first floor landing, understairs storage cupboard, laminate flooring
Cloakroom:	white low level WC, inset sink over storage cupboard, tiled floor and splash backs, storage cupboard
Study:	front aspect, laminate flooring
Dining Room:	front aspect, double doors to
Lounge:	rear aspect, gas coal effect fire, laminate flooring, two TV points
Kitchen:	range of wood effect built in eye and base level units with built in work tops, stainless steel single drainer sink unit with waste disposal, built in four ring gas hob with extractor above oven, built in dishwasher, fridge/freezer, tiled floor and splash backs, door to
Utility Room:	double glazed door to side, plumbing for washing machine, units to match kitchen with stainless steel single drainer sink unit in rolled edge work top, tiled floor and splash backs
Conservatory:	door to lounge and double doors to garden, tiled floor

On the first floor:

Principal Suite:

Bedroom 1:	rear aspect, three sets of built in double wardrobes and a built in single wardrobe
En suite bathroom:	white suite comprising low level WC, panelled bath with mixer taps, inset basin in storage unit with cupboards below, shower in cubicle with folding door, tiled floor and half tiled walls, heated towel rail, shaver point

Guest Suite:

Bedroom 2:	rear aspect, built in wardrobe,
En suite shower room:	white suite comprising low level WC, pedestal wash hand basin, tiled double shower cubicle, half tiled walls and tiled floor, heated towel rail, shaver point

Bedroom 3: front aspect, double doors to built in wardrobe

Bedroom 4: front aspect, double doors to built in wardrobe

Bathroom: white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, half tiled walls and tiled floor, tiled shower cubicle with folding glass door, heated towel rail, shaver point,

Landing: window to front, double doors to airing cupboard, access via hatch to part boarded loft with light and power

Outside: Single garage with electric up and over door, parking space for at least 3 vehicles

Gardens: Rear garden laid to lawn with patio adjoining, side access

## 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:

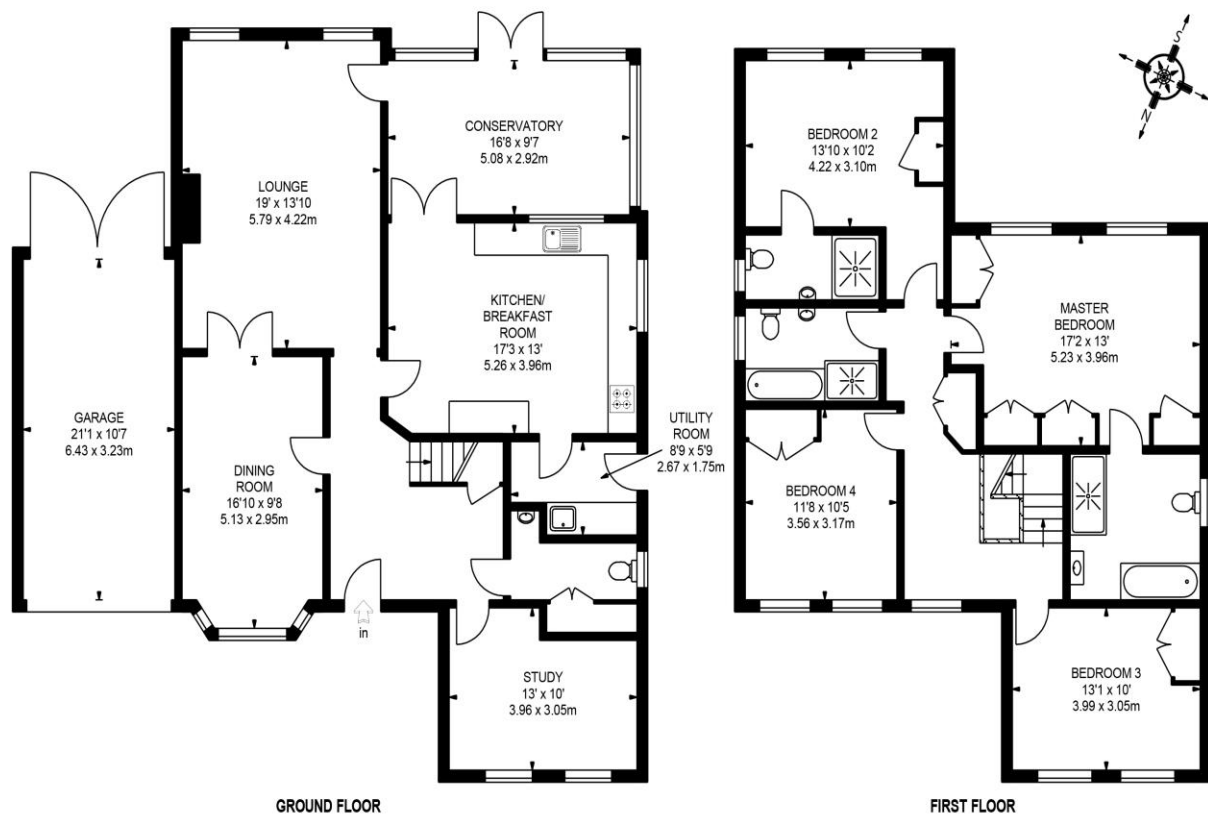
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

### 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:34493



REF-HTH / MP



APPROX. GROSS INTERNAL FLOOR AREA 2431 SQ FT / 225.84 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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