



**RICS**

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**Martin & Pole**

Established 1846

ESTATE AGENTS



10a Heather Hill Close, Earley, Reading, RG6 7EF

To Let - £1,300 pcm – unfurnished



# A smart modern home with two parking spaces and a south facing garden, close to Earley station



A 2 bedroom, 2 bathroom semi-detached house with downstairs cloakroom and fully fitted kitchen.

The property is just a few hundred yards from Earley Railway Station, local shops and bus services.

It is under a mile from the University campus and the M4 can be joined locally at either Junction 10 or Junction 11.

The property is available immediately subject to the usual administration. The Landlord will not consider smokers, sharers or more than one child.

EER: B82 Council Tax: C

## Tenants Rental Payments & Costs:

**Rental payments:** One month's rent in advance and monthly thereafter unless agreed otherwise. Tenants will be required to set up a Standing Order for the payment of the monthly rent.

**Deposit:** equivalent to 5 weeks rent (£1500) 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.

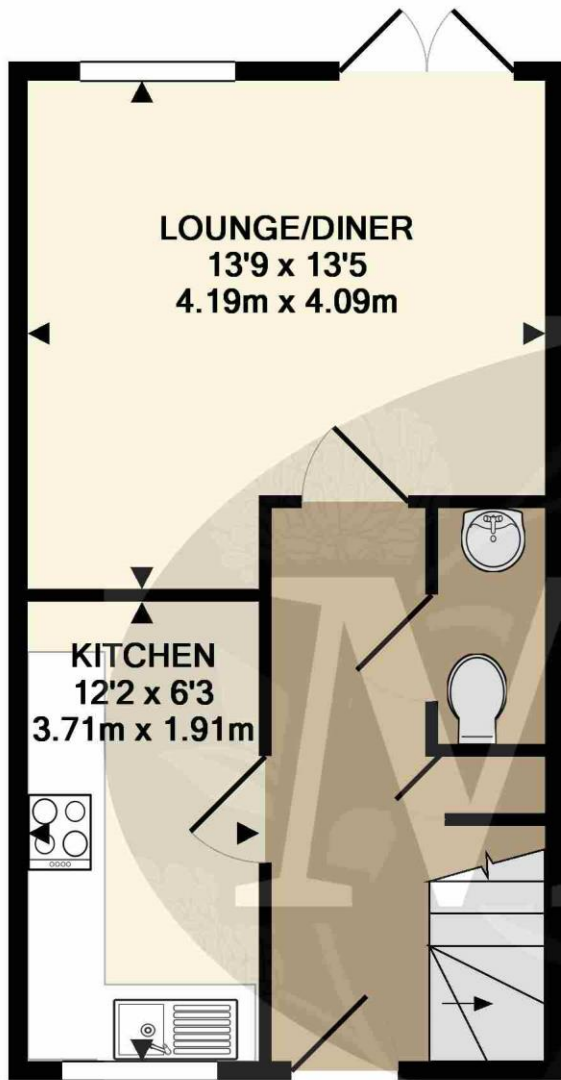
**Holding deposit:** equivalent to 1 weeks rent (£300) which is refundable at the commencement of the tenancy or if the landlord withdraws. The holding deposit is payable upon confirmation that the Tenant/s wish to proceed and will facilitate the property being removed from the market for a period not exceeding two weeks. It is non-refundable until the tenancy begins or the Landlord withdraws.

**References & Right to Rent checks:** Tenants shall be required to submit to and pass references (no cost). In order to pass a financial reference for this level of rent the combined total income of the tenants shall need to equal or exceed £39,000pa. Each tenant or permitted occupier shall need pass Right to Rent checks (no cost).

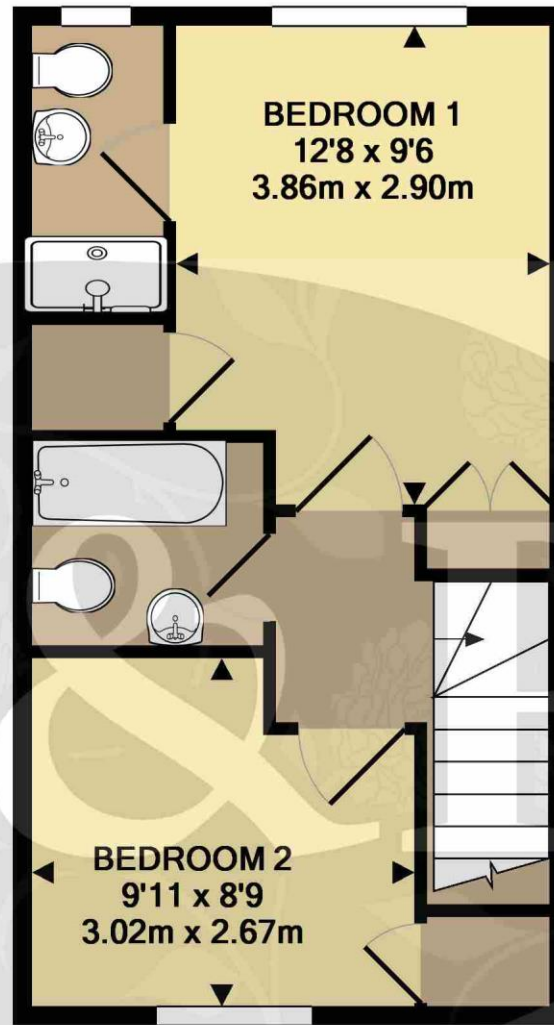
**Other information:** The agent will carry out quarterly inspections of the property by appointment.



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



GROUND FLOOR



1ST FLOOR



Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

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