



RICS

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Martin & Pole

Established 1846

ESTATE AGENTS



7 Byreton Close, Earley, Reading, RG6 5SA

To Let - £1,500 pcm – unfurnished

A large family home with double garage in the Radstock Primary School catchment



A 4 double bedroom, 2 reception room, detached house with downstairs cloakroom, kitchen/ breakfast room, utility room, refitted bathroom, double garage, driveway parking and south facing gardens.

The property is well maintained but a little old fashioned with the exception of the bathroom which has been recently fitted. It has therefore been priced accordingly

The property lies in the catchment of Radstock Primary School and Maiden Erlegh Secondary School and is not far from the University campus. There are local shops available at the Asda and Marks and Spencer complexes and bus services in the area provide access into Reading town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo, running through the nearby Earley railway station.

The M4 motorway can be joined either at 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 three children.

EER: D68 Council Tax: F

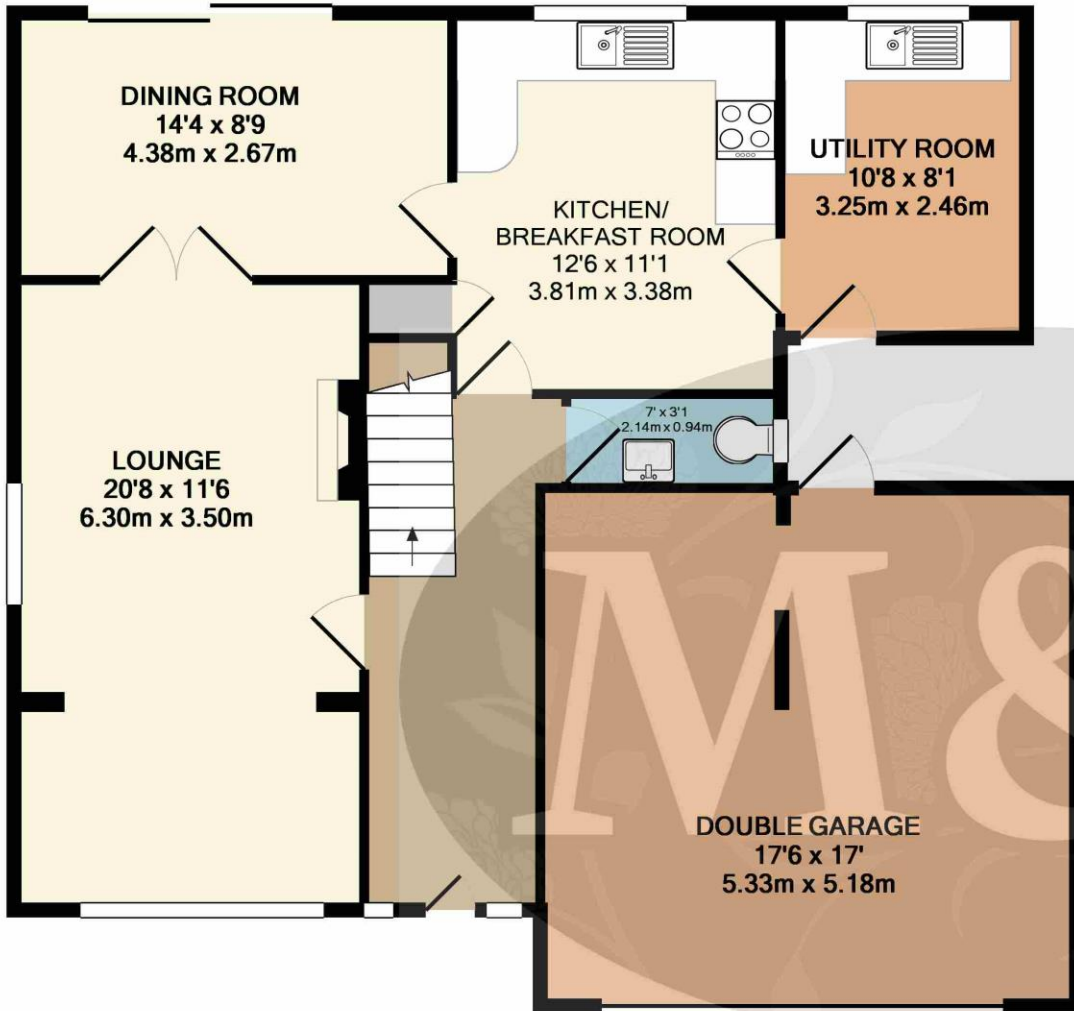
Tenants Costs and other information:

One month's rent in advance. Deposit equivalent to one and a half month's rent 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.

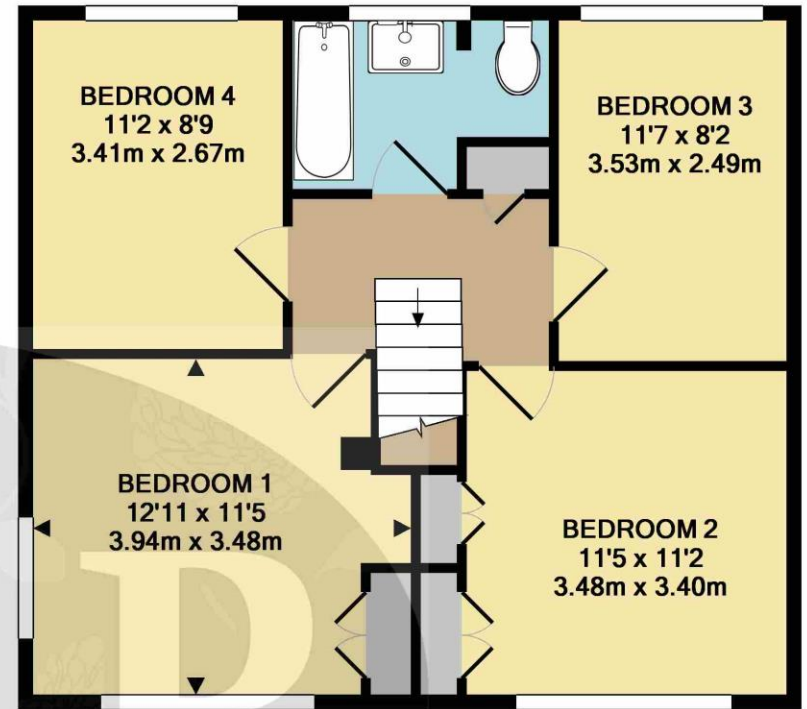
Administration fee: £240.00 including VAT (£200 + VAT) Reference fee per tenant/guarantor (by independent specialist): £48.00 including VAT (£40.00 + VAT). In addition, any permitted occupier shall need to pay a Right to Rent check fee of £12 including VAT (£10 plus VAT) per person. In order to pass a financial reference for this level of rent the combined total income of the tenant shall need to equal or exceed £45,000pa. Both the administration fee and the reference fee/s are payable on 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. They are non-refundable unless the Landlord withdraws.

Tenants will be required to set up a Standing Order for the payment of the monthly rent. The agent will carry out quarterly inspections of the property. Check in fee £144 (£120 + VAT). Renewal Agreement fee: £48.00 including VAT (£40.00 + VAT)

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 1013 SQ.FT.
(94.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1581 SQ.FT. (146.8 SQ.M.)

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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