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Martin & Pole

Established 1846

ESTATE AGENTS



70 Finch Road, Earley, Reading, RG6 7JT

To let - £1300pcm - unfurnished

# 70 Finch Road, Earley, Reading, RG6 7JT



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)

Close to the station and M4 Motorway network – a beautifully presented and much improved 2 bedroom semi-detached house with ground floor study.

The kitchen and bathroom have been refitted and both double bedrooms benefit from a full wall of fitted wardrobes with built in storage behind. There is also a large walk in cupboard on the landing and a useful under stairs cupboard.

The property features a double glazed conservatory overlooking the well maintained and secluded westerly aspect gardens and to one side are both a garage, carport and good driveway parking at the front.

The property lies in the catchment of Loddon Primary and Maiden Erlegh Secondary schools, is not far from the University and there are good shopping facilities in the area. The property also lies very near regular bus routes.

EER: D68 Council Tax: D

Tenants Costs:

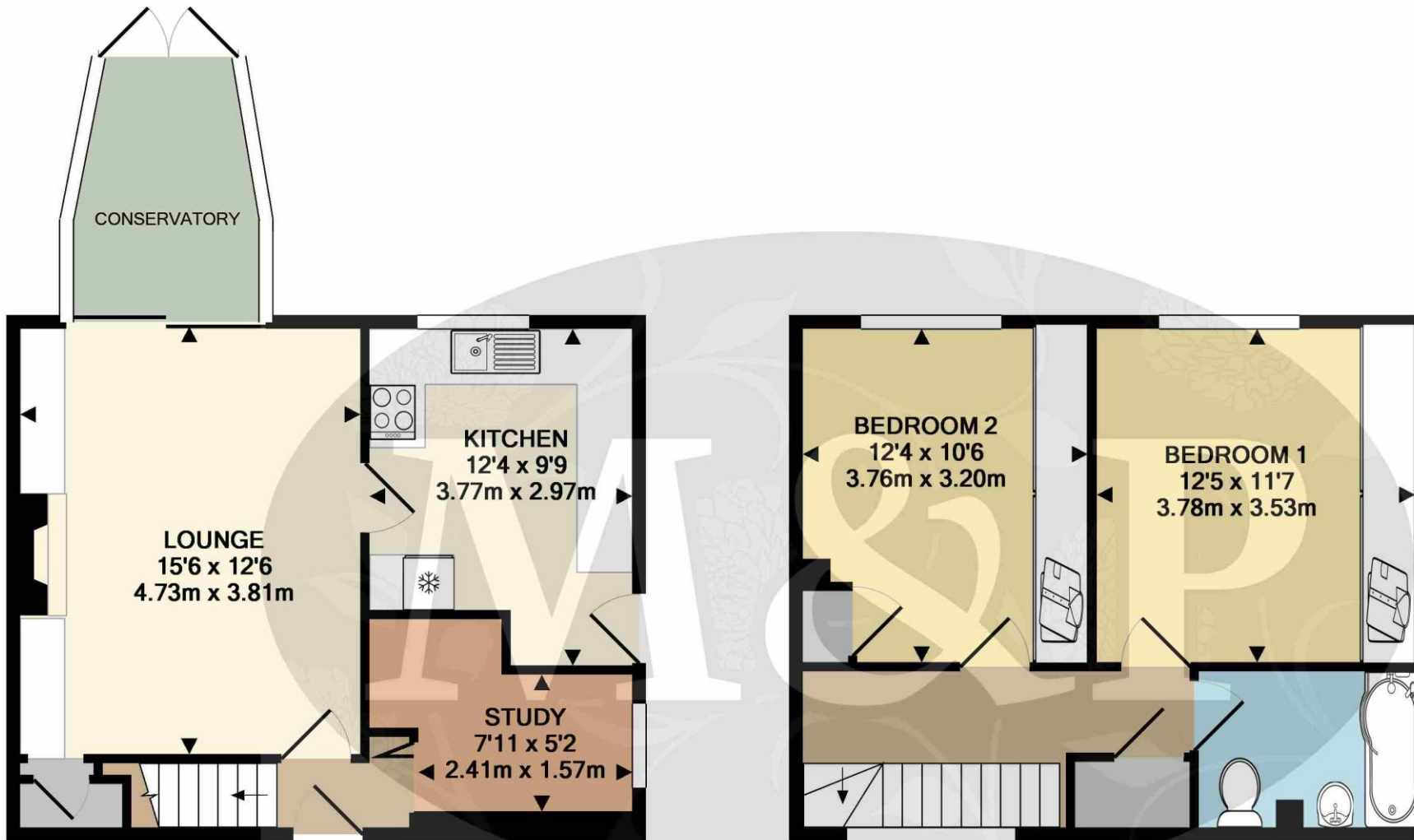
1) Holding Deposit: one week's rent, payable on the Landlord agreeing to the proposed letting and commencement date, subject to references. Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days). If the Tenant provides 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.

2) Tenancy Requirements

a) First month's rent in advance.

b) 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.

c) The rent to be paid by monthly Standing Order.



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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