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Martin & Pole

Established 1846

ESTATE AGENTS



31 Andrews Road, Earley, Reading, RG6 7PJ

To let - £1,600pcm - unfurnished

## A refurbished Gough Cooper Cottage Style family home in the Aldrynton catchment



The largest of the Gough Cooper semi-detached designs, extended and recently refurbished with a downstairs shower room and an approximate 50 ft rear garden.

The property is about 350 yards from Aldrynton and Maiden Erlegh schools, just a short distance from Maiden Erlegh Nature Reserve and the University campus. There are local shops at The Parade with more extensive facilities at Asda and Marks & Spencer in Lower Earley.

Local bus services 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 which run through the nearby Earley railway station.

The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: D62 Council Tax: E

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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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

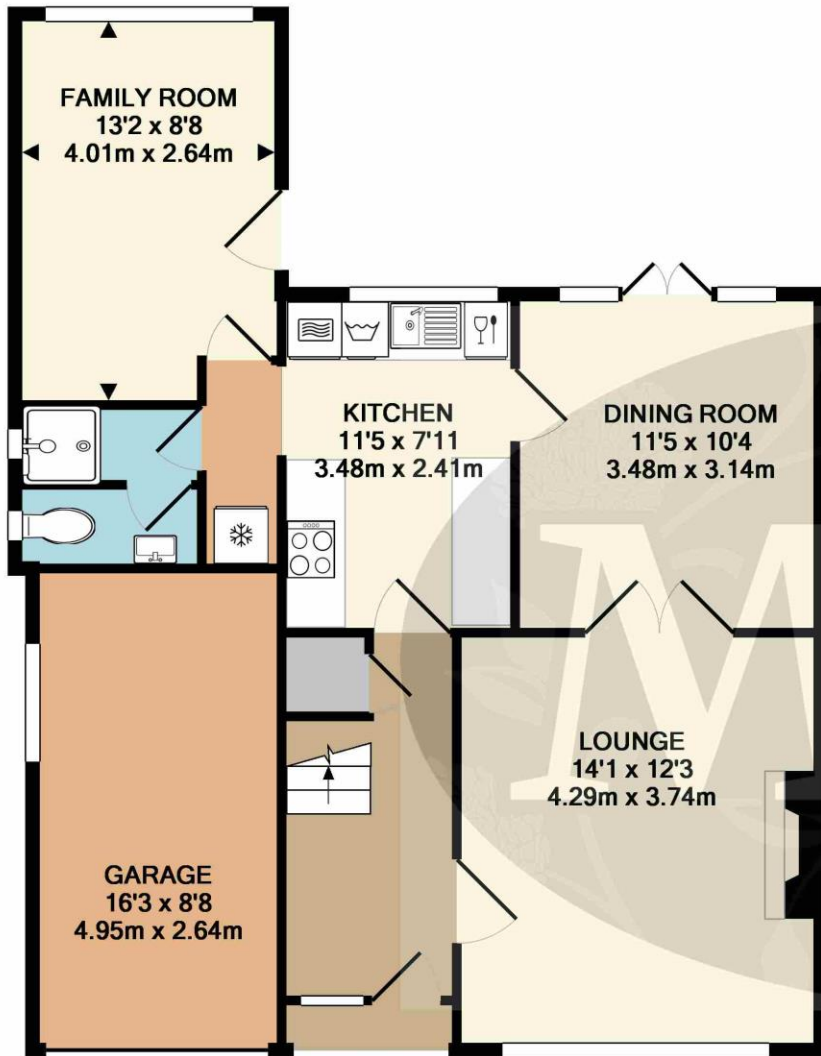
a) First month's rent in advance.

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.

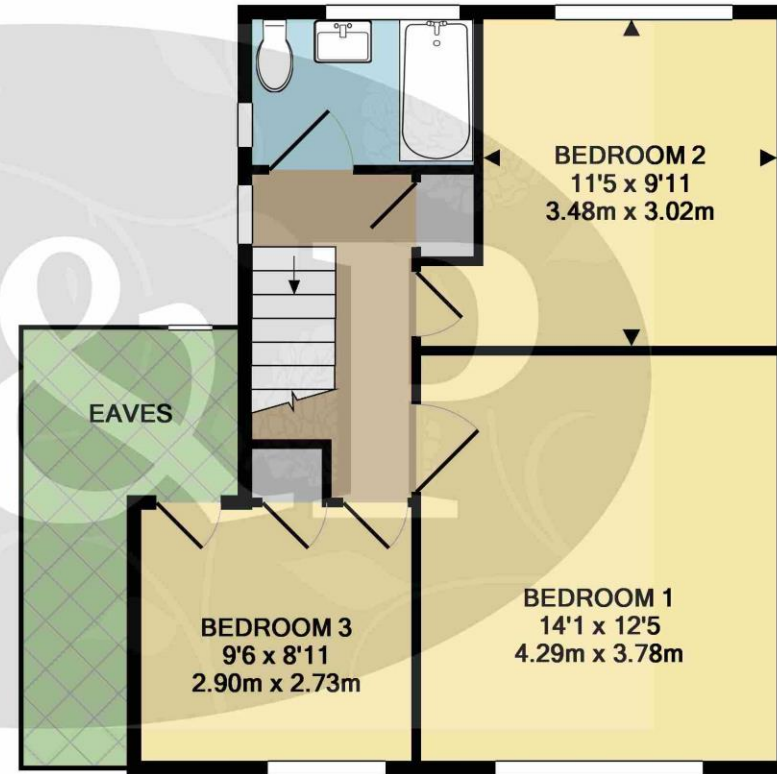
c) The rent to be paid by monthly Standing Order.



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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