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Martin & Pole
Established 1846

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

ESTATE AGENTS

18 Blagrove Drive, Wokingham



A three bedroom semi-detached with garage in block

Within walking distance of Wokingham town centre and mainline railway station.

3 Bedrooms, Kitchen, Lounge/Diner, Bathroom, Gas Central Heating, Upvc Double Glazing, Front and Rear Gardens

Available immediately for a minimum twelve month let

For further information or an appointment to view please contact our Wokingham branch on 0118 9780777 or lettings@martinpole.co.uk

Price £1125 pcm - unfurnished

18 Blagrove Drive, Wokingham RG41 4BB

ACCOMMODATION: The accommodation briefly comprises:

On the ground floor:

Upvc double glazed door to:

Entrance Porch: quarry tiled floor, glazed door to:

Lounge: dual aspect, double glazed window to front, patio doors to rear, curtains, smoke alarm, 2 x radiators, under stairs storage cupboard, TV and telephone point, laminate flooring.

Kitchen: rear aspect, double glazed window, roller blind, range of cream eye and base level units with oak work tops and tiled splash backs, stainless steel sink unit with chrome mixer tap, gas cooker, washing machine, fridge/freezer, heat sensor, vinyl flooring.

On the first floor:

Landing: access to loft with loft ladder, boiler in loft, cupboard housing immersion heater.

Bedroom 1: front aspect, double glazed window, curtains, fitted wardrobes with sliding mirror doors, TV and telephone point, radiator, new carpet.

Bedroom 2: rear aspect, double glazed window, curtains, radiator, TV point, new carpet.

Bedroom 3: front aspect, double glazed window, curtains, built-in wardrobe with shelving, radiator, new carpet.

Bathroom: double glazed obscure glass window to rear, white suite comprising panelled bath with chrome taps, electric power shower over bath, folding shower screen, pedestal wash hand basin, low level W.C., mirrored cabinet, radiator, tiled walls, vinyl floor.

Outside:

Front: open plan, laid to lawn.

Rear: enclosed by wood panel fencing, patio, mainly laid to lawn with shrub borders, garden shed.

Garage in block

Council Tax: Wokingham Borough Council Band 'D'

NO PETS* NO SMOKERS* NO SHARERS* IDEAL FOR A SMALL FAMILY

Energy Efficiency Rating: D59

Directions: From Wokingham Town Centre, proceed to Shute End, turn left onto Station Road, proceed over the level crossing onto Barkham Road, continue forward at the mini roundabout, take the turning on the left onto Blagrove Lane, then take first turning on the left onto Blagrove Drive where the property can be found on the right hand side.

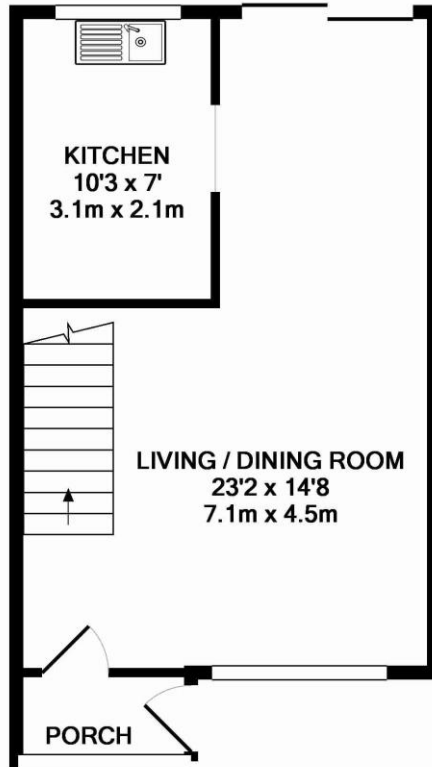
Tenants Permitted Payments

- 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) **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.
 - b) **First month's rent in advance.**
 - c) **The rent to be paid by monthly standing order.**

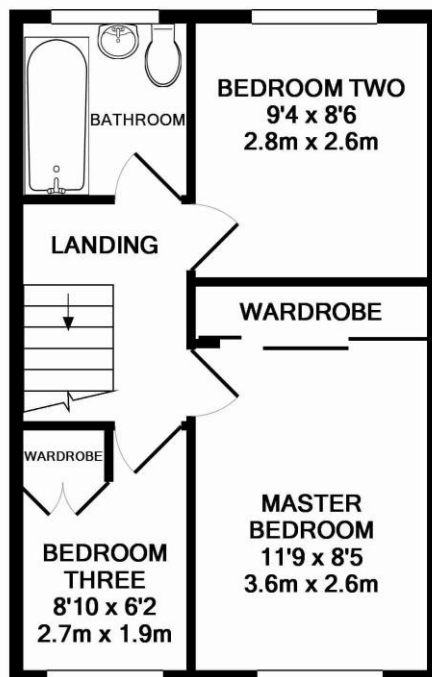
IMPORTANT NOTICE RELATING TO THIS PROPERTY

We have endeavoured diligently to ensure the details of this property are accurate, but 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. 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 or you enter a contractual commitment.

Fo: 18898



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