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**Martin & Pole**  
Established 1846

ESTATE AGENTS

### 3 Fenchurch Mews, Winnersh, Wokingham



**One minutes' walk/run to Winnersh Triangle Railway Station – services on the Reading to London Waterloo line**

**A back to back house (in a terrace of two x four)**

**One minutes' drive to A329M – leading to M4 (junction 10), Reading and Wokingham.**

**Regular bus services pass along the Reading Road between Reading and Wokingham.**

**2 Bedrooms, Bathroom, 'L' shaped Lounge/Dining Room, Kitchen,  
Gas fired central heating with radiators throughout, Single attached garage,  
Driveway parking for an additional one/two cars. The garden is at the front**

**Available immediately**

**For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [lettings@martinpole.co.uk](mailto:lettings@martinpole.co.uk)**

**Price £1,000 pcm unfurnished**

### 3 Fenchurch Mews, Winnersh, Wokingham RG41 5TE

**DESCRIPTION:** The property is in a short cul-de-sac and is ideally located for the commuter – whether by car, bus or train or even the cyclist with Reading and Wokingham nearby. The property has been greatly improved with new fittings in the kitchen and bathroom. It has also been redecorated and features new curtains and carpets.

Winnersh Triangle railway station is about one minute away with services on the Reading – Waterloo line. There are good local schools including a shared catchment for five secondary schools.

**ACCOMMODATION: The accommodation briefly comprises:**

**On the first floor:**

**Bedroom 1:** carpets and curtains, radiator, sealed unit double glazing.

**Bedroom 2:** carpets and curtains, radiator, sealed unit double glazing, built-in wardrobe

**Bathroom:** white suite comprising panelled bath with Aqualisa shower, pedestal wash hand basin, low level W.C., heated towel rail, radiator.

**Landing:** airing cupboard with factory lagged tank, access to roof space.

**On the Ground Floor:**

**Covered Entrance Porch:** cupboard housing gas and electric meters.

**'L' Shaped Lounge/Dining Room:** carpets and curtains, three radiators, two understairs cupboards.

**Kitchen:** sink unit, wall mounted and base cupboards, appliances include Lamona four ring gas hob with Lamona electric oven below, Grand'O Vita washer/dryer, free standing fridge and freezer, Glow-worm wall mounted gas fired boiler.

**Outside:**

**Garage:** with up and over door, light and power. The owner has left an electric lawn mower, ladder, shears and a broom. Driveway parking for a further one or two cars.

**Garden:** open plan to front.

**Council Tax: Wokingham Borough Council – Band 'C'.**

**Energy Efficiency Rating: D63.**

**NO PETS\* NO SMOKERS\* NO SHARERS\* SUITABLE FOR PROFESSIONAL COUPLE**

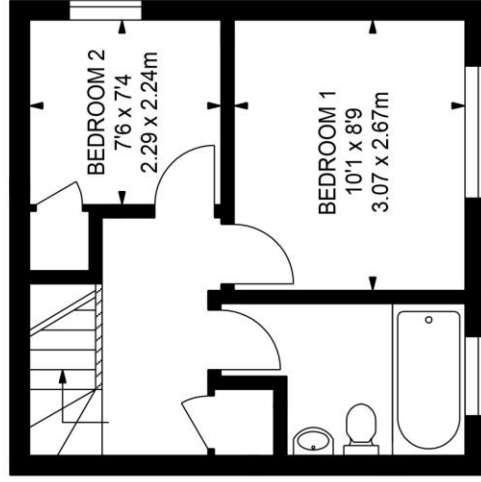
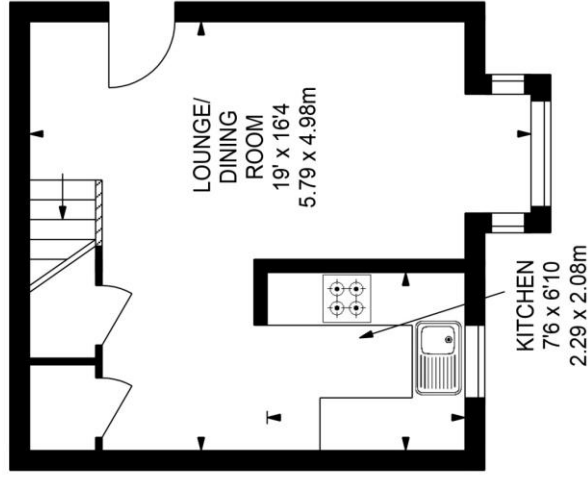
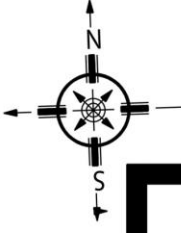
**Directions:** Leave Wokingham on the A329 Reading Road. Pass through the traffic lights at Winnersh and after a further mile turn right into Cavendish Gardens. Shortly turn left and Fenchurch Mews will be found on the left hand side.

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.

#### **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:27713



REF - 3FM/MP



APPROX. GROSS INTERNAL FLOOR AREA 551 SQ FT / 51.19 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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