



RICS

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

Martin & Pole

Established 1846

ESTATE AGENTS



25 Repton Road, Earley, Reading, RG6 7LJ - £1,350pcm

An unfurnished, extended 3 bedroom family home close to the station



## 3 bedrooms, bathroom, lounge, kitchen/ dining room, family room, driveway parking, approx. 70ft rear garden



A pleasant family home constructed about 60 years ago and updated in recent years. The property is in the traditional Maiden Erlegh catchment and Loddon Primary School catchment. There are local shops nearby and bus services 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 11, next to Green Park, where there is also the A33 south towards Basingstoke; or at Junction 10 where the centre of London then lies about 40 miles away and Heathrow airport about 28 miles away.

The kitchen is fully fitted with appliances; there is underfloor heating in the dining area and gas radiator central heating throughout the remainder of the property. There is a useful timber shed at the rear of the garden and an old prefabricated detached garage with the original asbestos roof which is probably no longer weather tight so should be used accordingly but provides useful garden storage.



The property will be available soon. This landlord will not accept pets or sharers.

EER: C72      Council Tax: D

Floor Area (from EPC): 100 m<sup>2</sup> (1076 ft<sup>2</sup>)





## TENANTS PERMITTED PAYMENTS

### **Before the tenancy starts:-**

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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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

### **Tenancy Requirements:**

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.

First month's rent in advance. The rent to be paid by monthly standing order.

### **During the Tenancy:**

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate where the rent has been outstanding for 14 days or more for each day the payment is outstanding (from the date set out in the tenancy agreement).

Payment of £50 for any changes to the terms of the tenancy agreement when requested by the Tenant and agreed by the Landlord.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with the early termination of the tenancy if requested by the Tenant.

### **During the Tenancy (payable to the provider) if permitted by the Tenancy Agreement and applicable:**

Utilities: gas, electricity, water;

Council Tax; Telephone and broadband; Installation of cable/ satellite; Television licence.

### **Other permitted payments:**

Any other permitted payment, not included above, under the relevant legislation including contractual damages.

### **Money Protection:**

Martin & Pole is a member of the Royal Institution of Chartered Surveyors, which includes a client money protection scheme and also a member of the Property Ombudsman redress scheme.



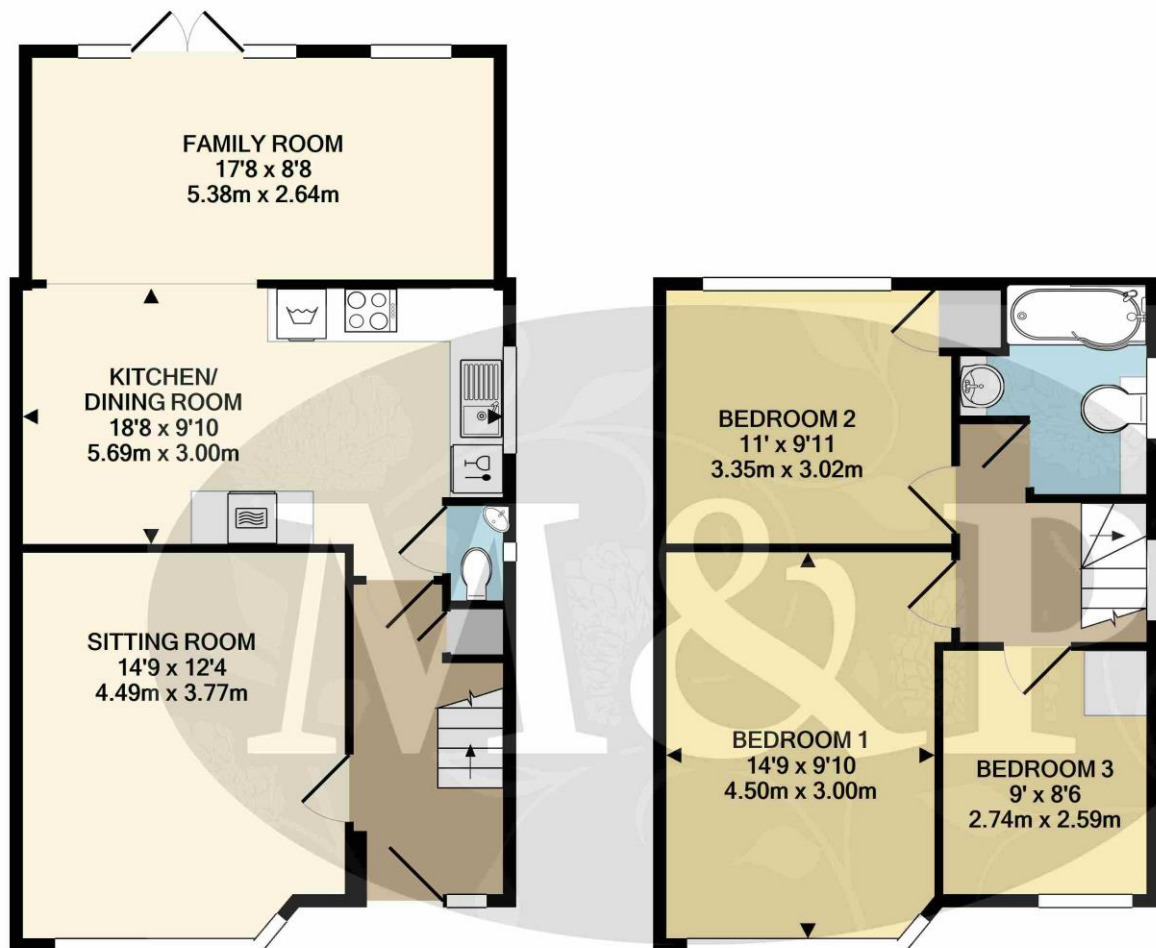


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GROUND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.)

This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.  
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