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Residential & Commercial Estate Agents • Lettings Agents  
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**Martin & Pole**  
Established 1846

ESTATE AGENTS



33 Hilmanton, Lower Earley, Reading, RG6 4HN

To Let - Price £870 pcm - Unfurnished



## 33 Hilmanton, Lower Earley, Reading, RG6 4HN



- ✓ Close to regular bus services into Reading town centre, via the University
- ✓ Close to local shops
- ✓ Good access to the M4 motorway network
- ✓ Near Earley and Winnersh Triangle railway stations
- ✓ Unfurnished
- ✓ Available May 2020, subject to the usual administration.

- End terraced house
- Enclosed front and rear gardens
- 1 Bedroom
- Large refitted shower room
- Refitted kitchen
- Sitting room
- Large conservatory
- Off road parking
- Double glazed windows
- Electric heating



EER: D58

Council Tax: C

Floor Area (from EPC): 44 m<sup>2</sup> (473 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 Once the holding deposit is received in cleared funds the property will be withdrawn from the market for fifteen days (eleven working days).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.

**For further information or an appointment to view please contact our Earley branch on:**

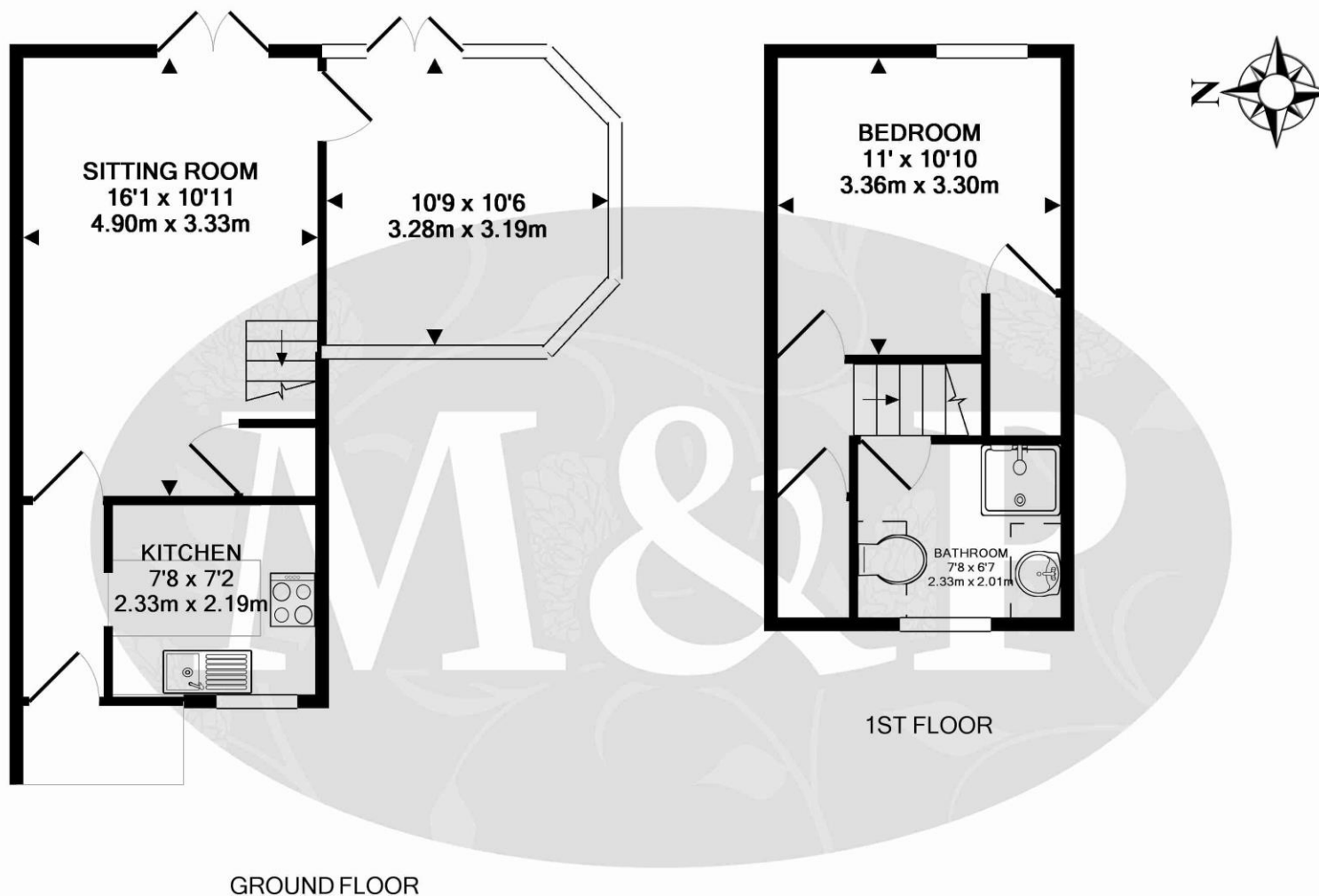
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Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely 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.  
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