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Martin & Pole
inc. Watts & Son est. 1846

Chartered Surveyors & Estate Agents

School Road, Hurst



A Magnificent Electric Gated Bungalow.

Overlooking the Village Pond with the Cricket Ground just beyond.

Local shops.

Easy access to Wokingham and Twyford railway stations and the new Elizabeth Line into London.

M4 a short drive.

3 Bedrooms, 2 Bathrooms/Shower Rooms (one En Suite) and finished to an extremely high specification. Impressive Entrance Hall and Inner Hall. A stunning Kitchen/Family Room with all integrated Bosch appliances and bi-fold doors leading to garden and a hidden sliding door opening the Kitchen up into the Double Aspect Lounge. The Lounge leads into very large Conservatory – facing north southeast and west! The Conservatory has two sets of doors leading to a patio area. A well-equipped Study overlooking the village pond. Underfloor heating throughout including localised temperature control and burglar alarmed. Easy access (gentle sloping pathway part covered) to front door, large detached garage, garden shed, lovely mature gardens.

Available Immediately

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or lettings@martinpole.co.uk



Price £3,000pcm Unfurnished including garden service

Rippleside, School Road, Hurst RG10 0DR

ACCOMMODATION: The accommodation briefly comprises:

Covered Porch: with easy rising sloping paved access to front door.

Entrance Hall: cupboard housing Megaflow tank and Worcester gas fired boiler, side window with three Upvc double glazed units, borrowed light, access to roof space.

Master Suite:

Bedroom: two double built-in wardrobes, part hanging with shelf above and each with two drawers below, adjoining unit with shelf, four drawers and three shelves, two corner units each comprising three large and two small drawers and cupboards, carpet, uPVC double glazed window, blind.

Shower Room: easy walk-in shower cubicle with hand-held shower and overhead shower, recess with shelving, granite worktop with inset wash hand basin and adjoining low level W.C., heated towel rail, fully tiled walls, ceramic tiled flooring.

Bedroom 2: front aspect, double built-in wardrobe with full height doors, adjoining half height double wardrobe with hanging rail with shelf above and two drawers below, two bedside cabinets each with three drawers, dressing table unit with four drawers, sealed unit double glazing, blinds, carpet, T.V. point, recessed lights, roller blinds.

Bedroom 3: double built-in wardrobes with hanging rail, shelf above, two half height adjoining wardrobes with hanging rail, shelf above, two drawers below, two bedside cabinets each with three drawers, sealed unit double glazing, blinds, carpet, T.V. point.

Study: ceramic tiled flooring double glazed windows and blinds, range of bookshelves/display unit with five storage cupboards below adjoining cabinet with four drawers, recessed lighting.

Bathroom: panelled bath with shower screen, hand-held shower and overhead shower, heated towel rail, extractor fan, wash hand basin set in granite worktop with double cupboard below, low level W.C., two recesses with shelving, mirror, fully tiled walls, uPVC window, blinds, ceramic tiled flooring.

Lounge: double aspect, ceramic tiled flooring, recessed sliding doors to kitchen/family room, double doors to conservatory, coal effect fire.

Kitchen/Family Room: recessed lights, Range Master comprising five ring gas hob and adjoining hot plate, double oven and grill below, integrated Bosch appliances comprising microwave, tumble dryer, washing machine and dishwasher, extensive range of fitted wall and base cupboards along two and half walls with granite worktops, further modern dresser style unit with granite worktop, ceramic tiled flooring, bi-fold doors leading to patio and rear garden.

Conservatory: two sets of double doors each leading to a private area of patio, three full height windows, conservatory includes aspect to the north, southwest and east!

Outside: Approached through electric double gates. Large driveway with ample parking.

Large Detached Garage: with side door.

There is an attractive well stocked border adjoining the front elevation. Established hedgerow adjoining village pond. Fully fenced boundaries to the front at one side and to the rear. The side adjoining the pond has established hedges, various sorts including rhododendrons and holly. Two patio areas including one by the conservatory and a courtyard at the front with the remainder of the garden laid to lawn. Garden Shed. Rhododendrons on the boundaries.

PROFESSIONAL COUPLE ONLY

Energy Efficiency Rating: C76

Council Tax Band G.

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 Agent will retain the holding deposit. 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:

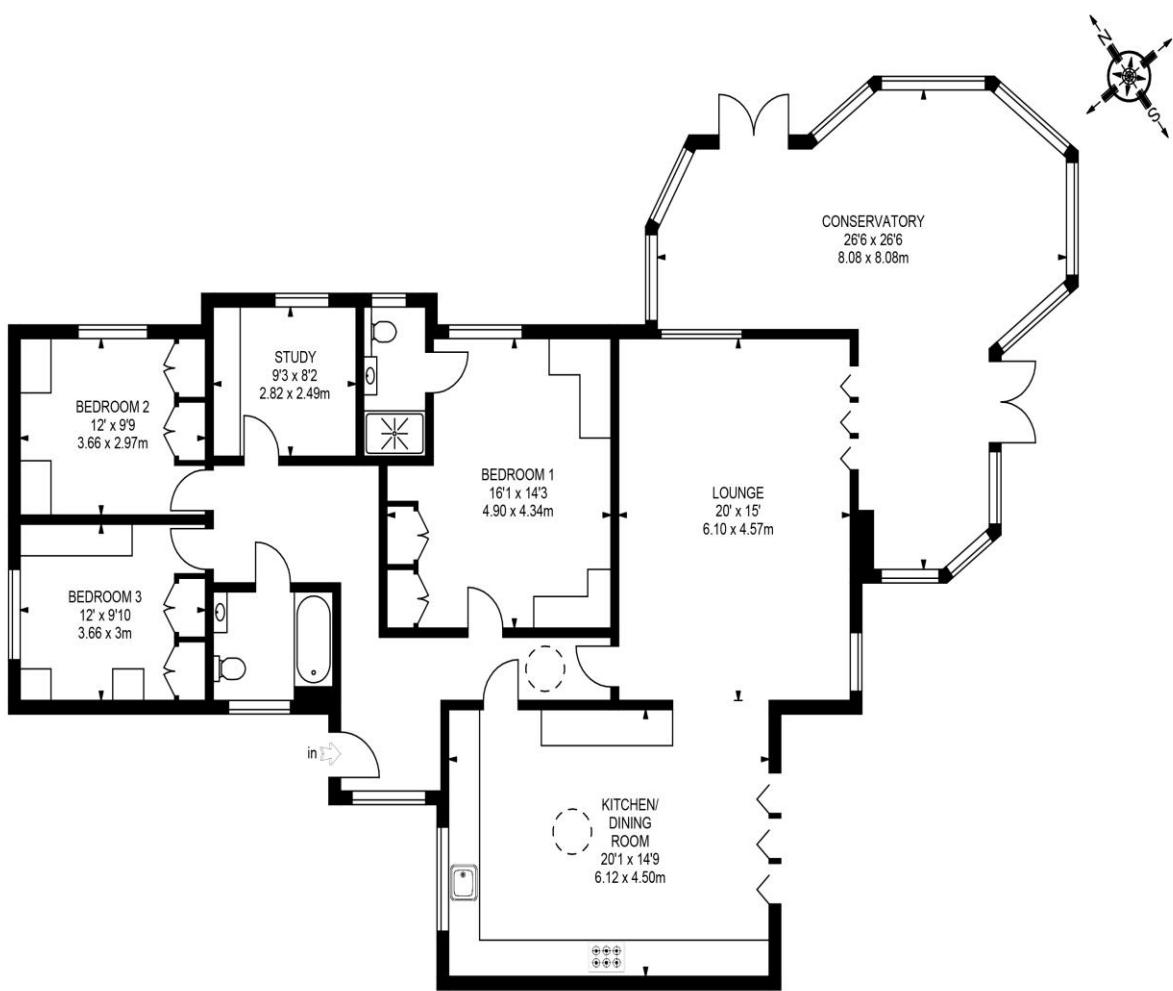
Any other permitted payment, not included above, under the relevant legislation including contractual damages.

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.

IMPORTANT NOTICE: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and 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. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. 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 to purchase or you enter a contractual commitment.

Fo:36456



APPROX. GROSS INTERNAL FLOOR AREA 1865 SQ FT / 173.26 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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Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777