



£1,200 Monthly

Royston Close, Tilehurst, Reading

End of Terrace | 3 Bedrooms | 2 Bathrooms

01189416111

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# Step Inside

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## Key Features

- 3/4 double bedroom unfurnished end terrace house
- Lounge and further reception room/bedroom 4
- Fitted shower room
- Garage
- Gardens
- B6TT/K

## Property Description

AVAILABLE 24TH APRIL

£1200 PCM

An unfurnished 3 bed end terrace located in a quiet Cul de Sac location in Tilehurst. The property benefits from lounge, diner & family room that could be utilised as a 4th bedroom. Kitchen with Cooker, Washing Machine and Fridge Freezer. Upstairs Bathroom, WC and Downstairs Showerroom. Garage and off road parking sufficient for 2 / 3 cars. Conservatory and side access to enclosed rear garden with additional outbuilding. Double Glazing and Gas Central Heating. Council Tax Band D. EPC RATING D

\* for more info please see [www.vanderpump.co.uk](http://www.vanderpump.co.uk)

PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST

Relevant letting and tenant protection information:

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

Holding Deposit: 1 weeks rent; and/or

Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

Payments to other third parties: such as Council Tax, utilities or payments for communications services;

Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and

Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

## Main Particulars

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2021 2656576 Registered Office: , Cheerent Ltd Trading As Vanderpump 5 School Road, Tilehurst, Reading, Berkshire, RG31 5AR

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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