



sansome  george

**Fontwell Drive, Available, £1,900 Per Calendar Month, Unfurnished**

sansome  george  
Residential Sales & Lettings



This superb three bedroom detached home occupies a commanding position at the top of a highly regarded cul-de-sac. Situated just off the A4 Bath Road, the property offers excellent connectivity, with Reading Town Centre approximately three miles away and both Junction 12 of the M4 and Calcot Retail Park within two miles. A range of regular bus services, local convenience stores, and major supermarkets are all within a short walking distance. The location also enjoys close proximity to Prospect Park, The Meadway Shopping Precinct with its 24-hour gym, and a selection of sought after primary and secondary schools.

Approached via a driveway and steps leading to the front door, the ground floor features a welcoming porch and entrance hall, cloakroom and a staircase rising to the first floor. The spacious 25' dual aspect lounge and dining room includes a bow window, creating a bright and airy living space. The kitchen is well appointed with a range of modern units, an integrated fridge and dishwasher, and a freestanding range cooker. A separate utility room provides access to both the garage and the rear garden. Upstairs, the first floor comprises a central landing and three generously proportioned double bedrooms, bedroom two benefits from built-in wardrobes and a wash hand basin, while all bedrooms are served by a four-piece family bathroom featuring a jacuzzi bath and a separate shower. Outside, the rear garden is fully enclosed and attractively landscaped across multiple tiers, mainly laid to lawn with a patio area, raised flower beds and borders planted with a variety of shrubs, and a timber garden shed. Gated side access leads to the front of the property, which offers a generous driveway providing ample off-road parking and access to the integral garage. Further benefits from UPVC double glazing and gas radiator central heating throughout.

#### Property details:

Energy Performance Rating: D - The full results of the energy performance assessment can be supplied upon request.

Local Authority: Reading Borough Council / West Berkshire

Council Tax: - Band E

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 18th August (subject to the usual formalities).

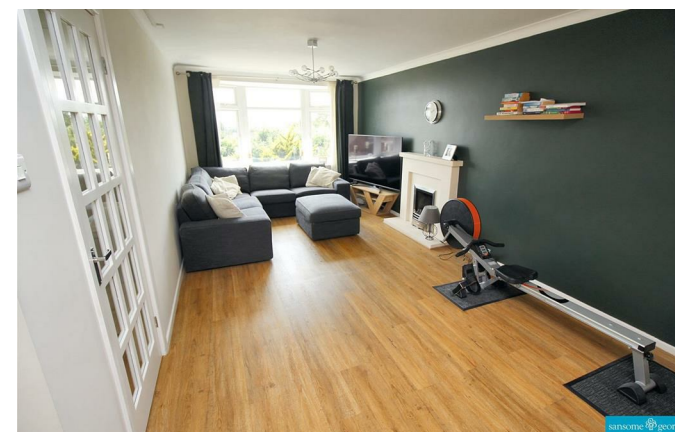
Rent: £1900 per calendar month paid in advance by Bankers Standing Order.

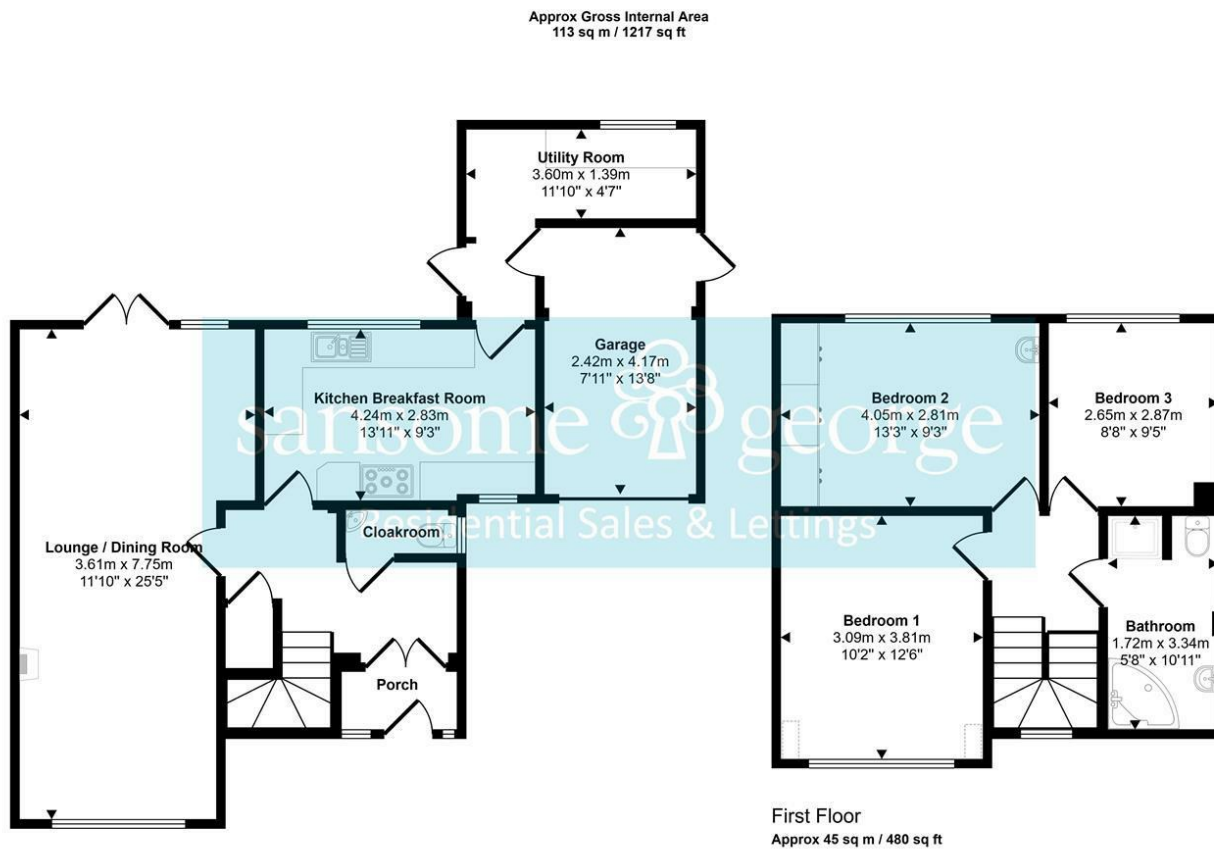
Deposit: £2192.30. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.

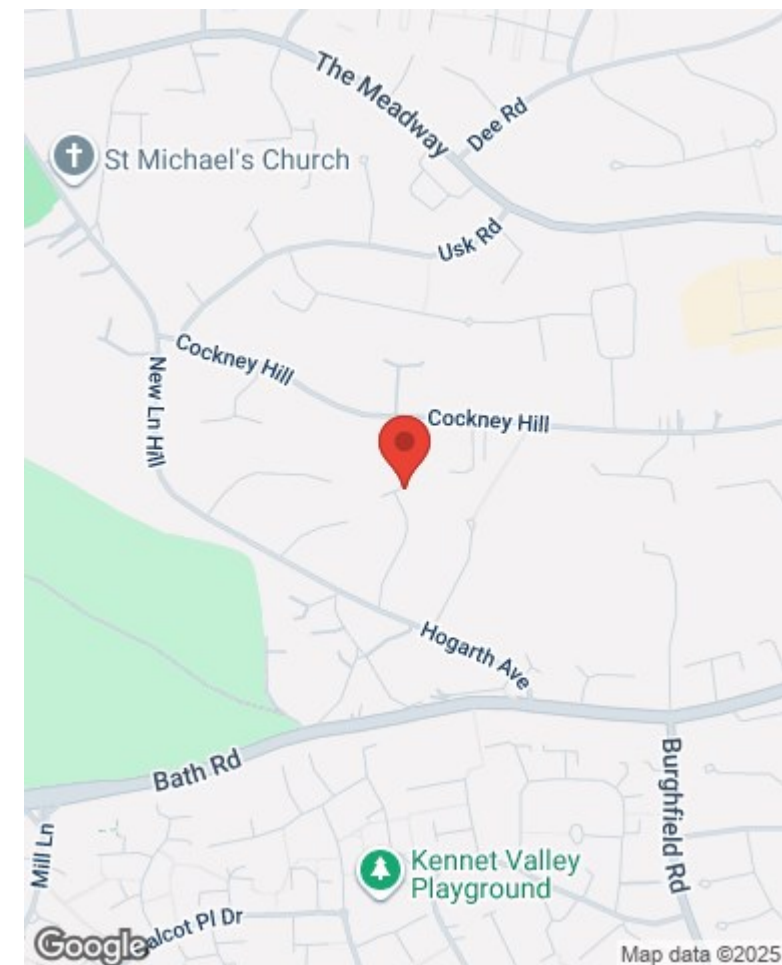




Ground Floor  
Approx 68 sq m / 737 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.





9 The Triangle, Tilehurst, Reading, Berkshire RG30 4RN  
0118 939 1999 - [lettings@sansome-george.com](mailto:lettings@sansome-george.com)

sansome  george  
Residential Sales & Lettings