



**Cockney Hill, Available, £2,000 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings



A beautiful, semi detached house of over 1700sqft (approx. 160 sqm), offering three bedrooms, occupies a large part of a substantial character property. The location is well served by local amenities including Prospect Park, The Meadway shopping precinct, regular bus services, and both primary and secondary schools. Excellent transport links are also close at hand, with the A4 Bath Road providing swift access to the M4 motorway.

Approached via electric gates to a block-paved driveway, the property immediately impresses. An entrance porch leads into a welcoming hallway with staircase to the first floor, access to a useful basement storage area, and a cloakroom/W.C. The southerly aspect sitting room features a large bay window and wood-burning stove, while an interlinking family room opens into a stylish 'Shaker'-style kitchen with oak block worktops and integrated appliances including oven, 5-ring gas hob, fridge, freezer, washing machine and dishwasher.

Upstairs, the spacious landing gives access to three generous bedrooms. The principal bedroom enjoys a large bay window with views over established grounds, an original feature fireplace, and a contemporary en-suite shower room. Bedrooms two and three are both well-proportioned and served by a modern family bathroom with a three piece suite and shower over bath. Outside, an established and secluded garden has been allocated for the exclusive use of tenants, offering a private retreat within the landscaped grounds.

(Disclaimer - Photos taken prior to commencement of tenancy)

#### Property details:

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

Local Authority: Reading Borough Council

Council Tax: - Band F

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

Possession: Available 29th October (subject to the usual formalities).

Rent: £2000 per calendar month paid in advance by Bankers Standing Order.

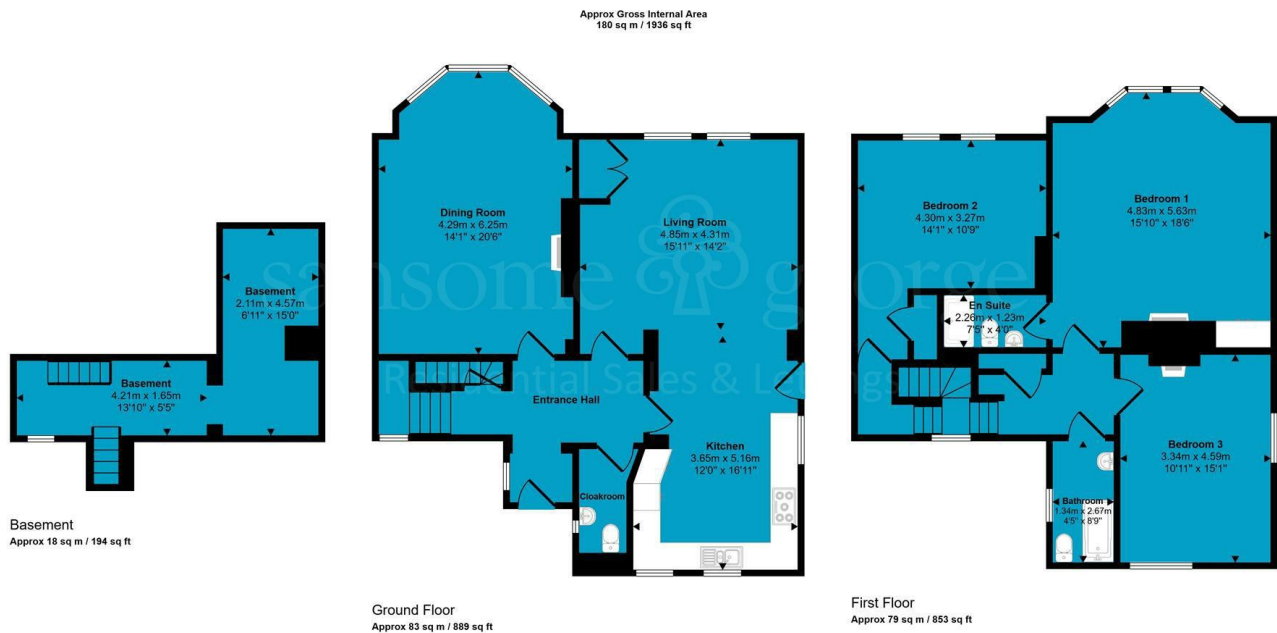
Deposit: £2307.69. The deposit will be paid to the agent who is a member of the deposit protection service (DPS) who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

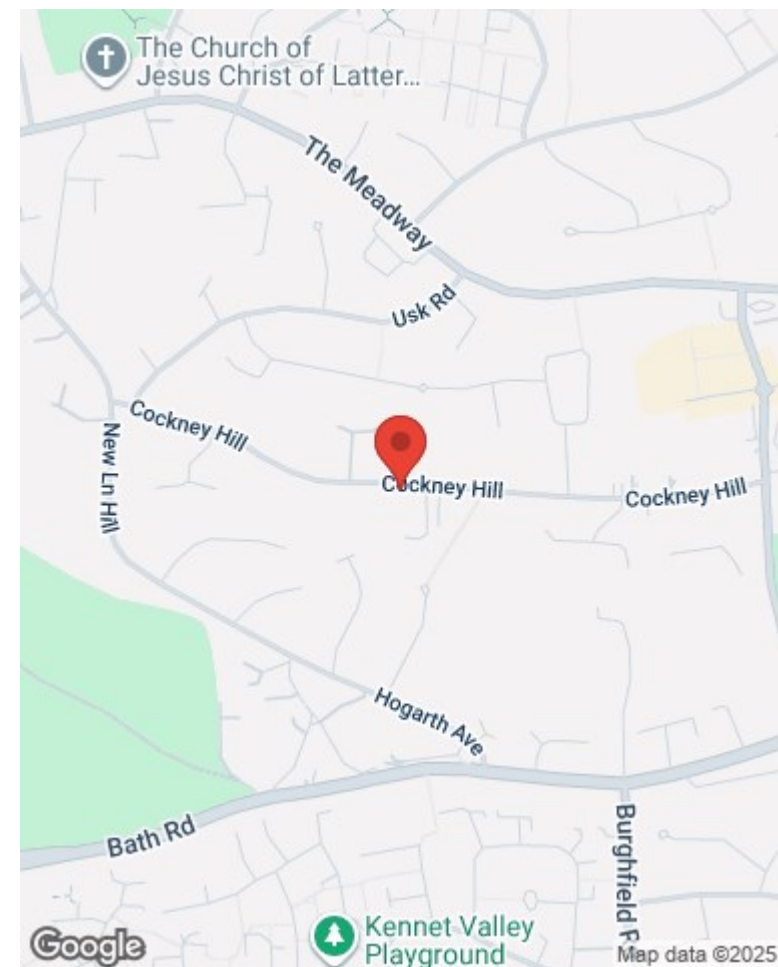
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

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





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.



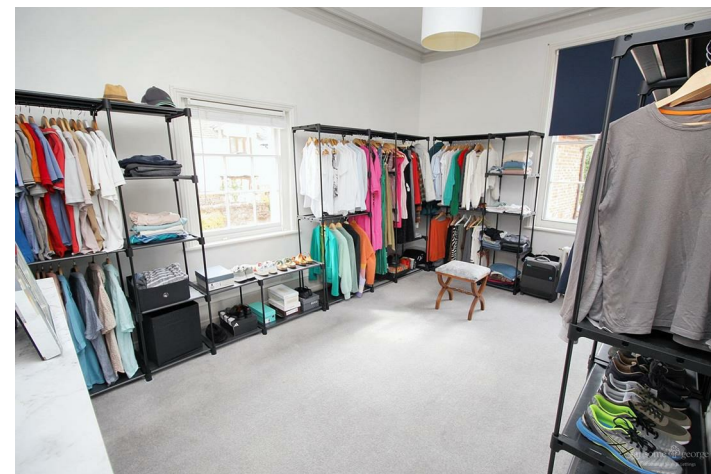
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		71
		49

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		
		79
		49

#### Misrepresentation and Misdescriptions Acts

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