



A charming bijou two bedroomed terraced cottage situated in highly regarded village location only two miles from Pangbourne with mainline station.

*Pangbourne & Station - 2 miles • Reading Town Centre - 7 miles • Theale (M4/J12) - 7 miles
Heathrow - 34 miles • Central London - 52 miles
(Mileages are approximate)*

Sitting Room, Kitchen, Inner Hall, Bathroom, Two Bedrooms, Driveway Parking, Approx. 90ft Rear Garden.

TO LET
£850 PCM (fees apply)
Unfurnished

2 Honeycroft Cottages
Pangbourne Road, Upper Basildon, West Berkshire

neville & turner
Village & Country Property Agents



Upper Basildon

One of the favoured locations in the West Berkshire region set within the Area of Outstanding Natural Beauty adjacent to the Downland countryside, ideal for walking, cycling and riding pursuits with nearby leisure and recreational facilities including the Bradfield Sports and Tennis Complex with golf course. The village has a part-time post office, public house, church and primary school, all of which are well supported by a thriving local community. More extensive day-to-day facilities including restaurants, professional and medical services are to be found in nearby Pangbourne along with the mainline station providing frequent services to Oxford, Reading and London (Paddington). There is a wide range of excellent private and state schooling within the vicinity.

Accommodation

Featuring the following:

- Electric heating
- Front aspect sitting room with woodburner
- Kitchen with appliances
- Downstairs bathroom with white suite including bath with electric shower over
- Characteristics such as ceiling beams to some of the rooms, latch and catch pine doors and exposed timber floorboards

Outside

Gardens: Hedged and fenced front garden with block paved driveway allowing parking for two cars. The rear garden offers a high level of privacy and is of a generous size measuring approx. 90ft in depth. This garden is also fenced and hedged and features a shed.

Energy Performance Rating: The full results of the Energy Performance Assessment can be supplied upon request.

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

Local Authority: West Berkshire Council, Market Street, Newbury.

Council Tax: Payable for the year 2018/19 - £1,542.54 (Band C).

Post Code: RG8 8LR.

Restrictions: The property is not suitable for smokers or pets. Sub-letting is not permitted.

Tenancy: An Assured Shorthold Tenancy is available for 12 months.

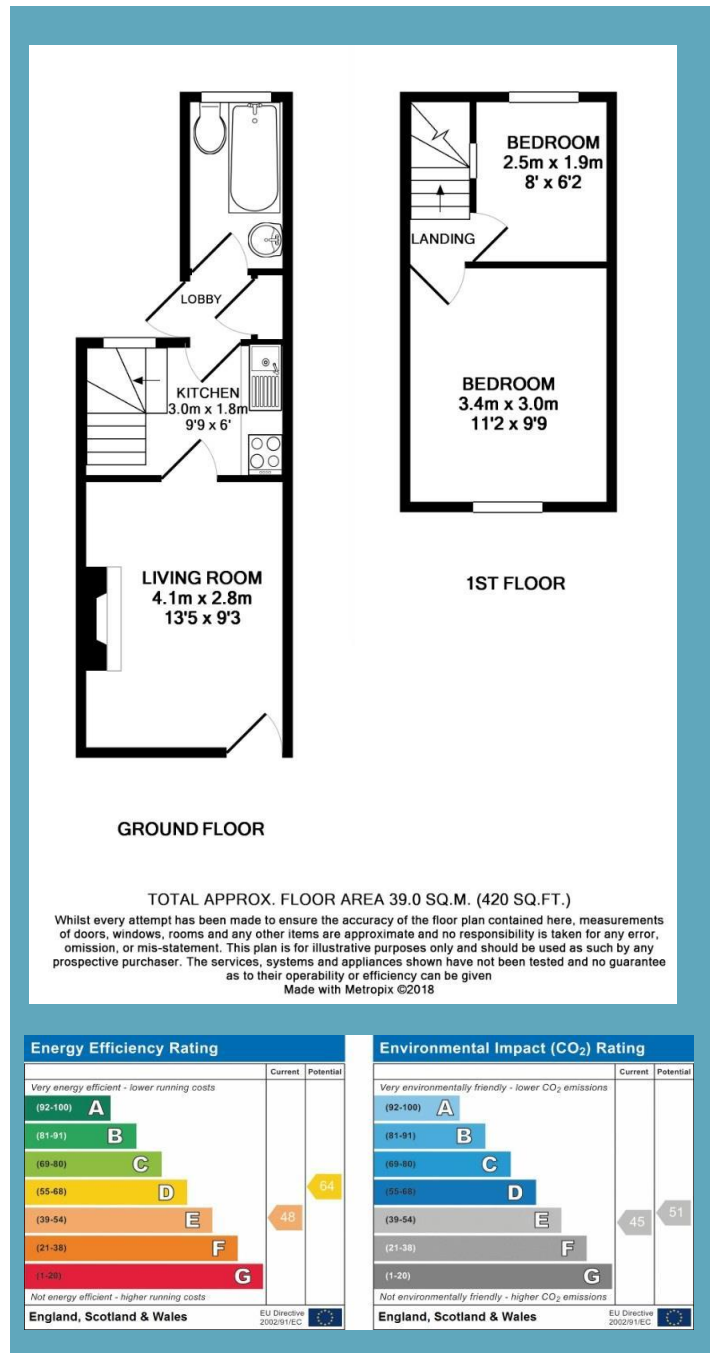
Possession: Available from 8th July 2019 (subject to the usual formalities) or earlier by mutual agreement.

Rent: £850 pcm paid monthly in advance by Banker's Standing Order.

Deposit: £1,275. The deposit to 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.

Administration Costs: The tenant to pay the sum of £552 (including VAT) upon submission of the completed referencing forms. Please note that additional fees may apply.

Directions: From the centre of Pangbourne follow the signs to Upper Basildon turning right by the Church into Pangbourne Hill. Proceed up Pangbourne Hill and go past the entrance to Pangbourne College. Shortly afterwards bear right signposted Upper Basildon into Pangbourne Road. 2 Honeycroft Cottages will be found after about a mile on the right hand side, before the church.



Misrepresentation and Misdescriptions Acts

Neville Turner 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) Neville Turner 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.

2 HIGH STREET PANGBOURNE BERKSHIRE RG8 7AB

0118 984 1841

neville & turner
Village & Country Property Agents

