

# THE COURTYARD, TIDMARSH COURT

Tidmarsh | West Berkshire





# The Courtyard, Tidmarsh Court

## Tidmarsh, West Berkshire RG8 8HE

Pangbourne and Mainline Station - 1.5 miles • Reading Town Centre - 6 miles  
Theale (M4/J12) - 4 miles • Heathrow - 32 miles • Central London - 48 miles  
(Mileages are approximate)

Forming part of a Victorian country house conversion a charming character self-contained ground floor apartment enjoying en-suite facilities and private courtyard set in glorious tranquil communal grounds close to Pangbourne.



## *Tidmarsh*

The historic village of Tidmarsh, adjacent to the lower reaches of the River Pang before joining the Thames at Pangbourne, comprises mainly individual properties ranging from period cottages, larger country houses and more recently constructed individual homes. The most historic properties include the thatched Greyhound 13th Century pub, the 12th Century Church of St Laurence and the Mill House. The village of Pangbourne is nearby with mainline station and wide range of local shopping, commercial and medical facilities. The area is exceptionally well served with a variety of schools including Pangbourne, Bradfield Colleges as well as the reputable Englefield CofE primary school.

## *Tidmarsh Court*

Tidmarsh Court is a result of a professional and sympathetic conversion some years ago providing a range of individual apartments each retaining the intrinsic architectural style and character of the Victorian era. The Courtyard is particularly appealing with individual entrance and private courtyard garden.





Entrance Lobby, Sitting Room with Study Area, Fitted Kitchen, Master Bedroom Suite with Bathroom, Further Bedroom Suite with Shower Room, Private Courtyard Garden, Communal Gardens, Parking

## **To Let: £1,250 pcm (Fees Apply) (Unfurnished/Part-Furnished)**

### **Accommodation**

As illustrated on the accompanying floor plan and featuring the following:

- Electric heating by means of panel radiators, underfloor and kickspace heating
- Mostly replacement double glazing (Victorian style)
- Stylish refitted kitchen featuring ample units with matt cream finish, Travertine flooring, breakfast bar/worktops to complement units as well as incorporating ceramic single drainer sink unit with mixer tap. In addition there is a range of built in De Dietrich appliances comprising: electric oven and hob with stainless steel chimney extractor over, microwave, dishwasher and fridge/freezer
- Modern bath/shower suites
- Excellent built-in wardrobe and storage space
- Integrated ceiling lighting

### **Outside**

**Parking:** There is a sizeable gravel communal parking area available to both residents and visitors.

**Private Courtyard:** Attractive private courtyard measuring about 20' x 9' with access from sitting room and gated access from drive. Exterior lighting.

**Communal Gardens:** Long communal driveway leading to a gravelled communal parking area. There are extensive landscaped formal communal grounds comprising of well-tended split level lawns interspersed and surrounded by various specimen trees and shrubs leading to an area of mature woodland.

**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 - £1,734.86 (Band D).

**Post Code:** RG8 8HE.

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

**Tenancy:** An Assured Shorthold Tenancy is available for 6/12 months.

**Possession:** Immediately available (subject to the usual formalities).

**Rent:** £1,250 pcm paid monthly in advance by Banker's Standing Order.

**Deposit:** £1,875. 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 proceed towards Theale on the A340 and after about 1 mile upon entering Tidmarsh turn right opposite the Greyhound P.H. into Tidmarsh Lane. After about 300 yards turn left into the private drive signposted Tidmarsh Court. Proceed to the end of the drive to car parking area.

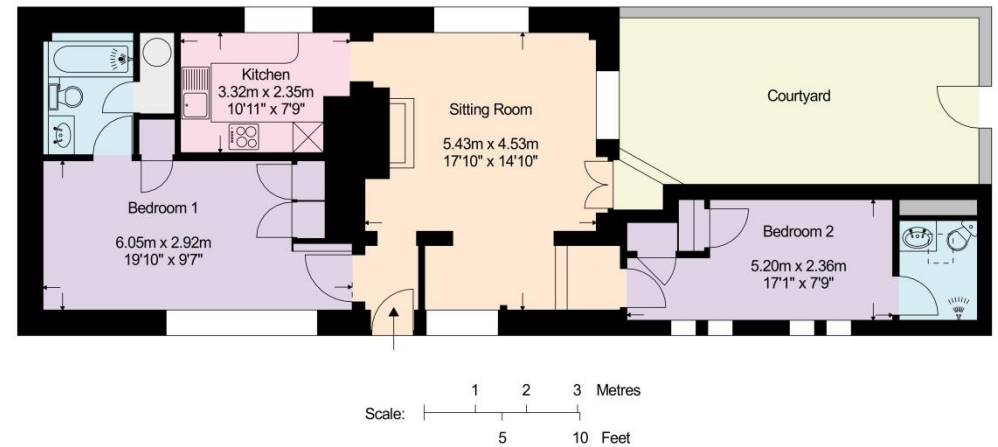




The Courtyard, Tidmarsh Court, Tidmarsh.



Approximate gross internal area  
excludes courtyard  
75.5 sq.m. 813 sq.ft.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	48
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	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, Scotland & Wales		17	21
		EU Directive 2002/91/EC	



#### Misrepresentation and Misdescriptions Acts

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