



Kestrel Close, Berkshire, RG19

£1,800 per month *Unfurnished*



MATERIAL INFO

Deposit: 1 weeks rent

Holding Deposit: 5 weeks rent

Council Tax Band: C

KEY FEATURES

- 1126 sqft inc Garage
- Three Bedrooms
- Office Space
- Garden
- Livingroom with log burner
- Kitchen
- Bathroom



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A well-presented three-bedroom semi-detached house located in Thatcham, offering well-proportioned accommodation across two floors, along with front and rear gardens and a useful converted office space beside the garage.

The ground floor features an entrance hall, leading into a good-sized living room with plenty of natural light. To the rear is a separate kitchen, with space for a range of wall and base units and access to the garden.

Upstairs, there are three bedrooms, with two good-sized double bedrooms and a further bedroom which would make an ideal child's room, guest bedroom or study. The family bathroom completes the first floor.

Outside, the property benefits from a front garden and a rear garden, providing useful outdoor space for relaxing or entertaining.

To the rear of the property is the garage, which has been complemented by a converted office space. This provides a useful additional room for those working from home or simply needing extra storage or hobby space.

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.

Available mid September for an unfurnished let, no smokers.

Tenants fees:

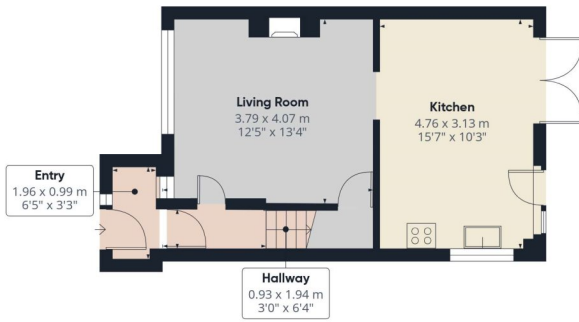
Security deposit, the equivalent of five weeks rent. (Sub annual rent of £50,000). Six weeks rent for rents above £50,000 pa).

Company lets are outside of the remit of Tenant Fee Ban Legislation 2019 and attract an admin fee of £480 inc VAT.

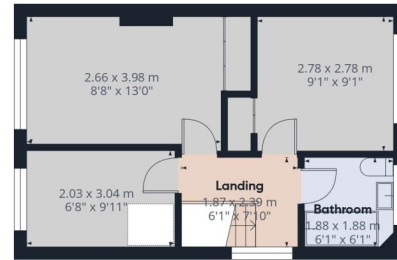
Holding deposit of one weeks rent, refundable on commencement of tenancy.



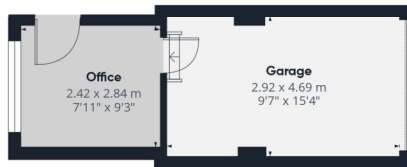




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Main building GLA[®]

78.11 m²
840.74 ft²

Main building total

80.56 m²
867.09 ft²

Building 2 total

24.12 m²
259.67 ft²

(1) Finished, above grade

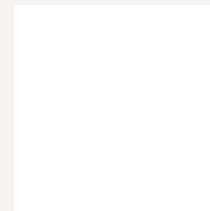
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANS-2765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NEB260231>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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