

Property Details

A large four bedroom semi detached house with en-suite immaculately presented.

Viewings are strongly recommended

Rental: £1200 pcm

Ref: WBP8080

Location: Thatcham



Why rent with us?

- 1 We search for the property you require
- 2 Our costs are kept low so we can pass this saving onto tenants
- 3 Our selection process helps landlords assess applications more quickly
- 4 Low renewal costs ensuring tenants are not charged unnecessary fees
- 5 Two way communications: we discuss and listen to what you need
- 6 Guide you through the rental process, & the property once you move in
- 7 No hidden costs
- 8 Knowledge of local facilities
- 9 Free affordability assessment
- 10 Our fees offer the best value for money

We cannot fault the WestBerks Properties Ltd team. Martin is approachable, helpful and thoughtful. As first time renters we were given trustworthy advice throughout.

Mr & Mrs D'Cruz

- Entrance Hall • Cloakroom • Living Room • Dining Room • Kitchen • 4 Bedrooms
- En-suite • Family Bathroom • Gas Central Heating • Garage • Gardens

Situated in south-east Thatcham in the Kennet School catchment area and within a short walk of the railway station, local shops and the River Kennet conservation area.

Thatcham is a popular residential town a few miles to the east of Newbury on the main railway line to London Paddington. The town has a variety of shops, schools and recreational activities and this property is close to park and amenity areas which are just a short walk from the property. Thatcham is largely surrounded by an area of outstanding natural beauty and has many excellent recreational facilities.

An extremely well presented and large semi detached home offering excellent and generous sized rooms, in particular four lovely bedrooms with en-suite shower room to master and family bathroom, two reception rooms, well fitted kitchen, garage parking and garden. It is a very comfortable family home which overlooks a small courtyard area to the front and enjoys an east-west aspect. An early inspection of this deceptively large house is highly recommended.

Viewings are highly recommended and can be arranged by contacting WestBerks Properties letting agents on [01635 871087](tel:01635871087) or info@westberksproperties.co.uk



Master Bedroom



Bedroom



Kitchen



Living Room



Floor plan provided by Vendor

All measurements are approximate. While we endeavour to make our particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if considering travelling a fair distance to view the property

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81 - 91) | B | | |
| (69 - 80) | C | 76 | 77 |
| (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 | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81 - 91) | B | | |
| (69 - 80) | C | 76 | 77 |
| (55 - 68) | D | | |
| (39 - 54) | E | | |
| (21 - 38) | F | | |
| (1 - 20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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