



The Bungalow • 22 Reading Road • Pangbourne



# The Bungalow • 22 Reading Road • Pangbourne • RG8 7LY

## Village centre location.

A modern, spacious, 2 bedroom attached single storey property, set in the heart of the village.

With a useful outdoor terraced area, off-road parking for 1 car, with a charging point available. This property would suit an individual or a professional couple working locally, or commuting.

The Bungalow is let on an unfurnished basis, on an Assured Shorthold Tenancy, for a minimum of 12 months, preferably longer term.

The accommodation comprises of a private entrance hall, shower room, two double bedrooms with fitted wardrobes, and an open plan living/kitchen/dining area. The fitted kitchen has an electric oven, electric hob, standalone fridge freezer, washer/dryer, lots of storage, and breakfast bar with space for two stools (not supplied).

From the spacious sitting area there is a door to the courtyard area, which in turn has a gate opening onto the parking area. In the courtyard there is a lockable bike store with anchor point, and a storage shed. In the parking area there is a storage area for recycling and waste bins. There is an external power point for charging if required.

This is a super property, set in the middle of this sought-after village. The station is only a 5-minute walk, and offers fast commuter links to London Paddington, Oxford, and Reading. There are many specialist shops, cafes, and restaurants nearby, as well as riverside walks and amenities.

**What3words:** dance.corrosive.accusing

## Utilities:

Mains gas central heating and hot water  
Mains water and drainage  
Mains electricity

**Broadband:** Connected to property.

**EPC Rating:** D

## Local Authority & Council Tax Band:

West Berkshire Band C

## Viewing by arrangement with vendor's agent,

**Dudley Singleton & Daughter,**

No. 1 Station Road, Pangbourne, Berkshire,  
RG8 7AN.

0118 984 2662

info@singletonanddaughter.co.uk

## Tenancy Information:

The following are permitted payments which we may request from you:

- The rent.
- A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- A refund-able holding deposit (to reserve a property) capped at no more than one week's rent.
- Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.
- Payments associated with early termination of the tenancy, when requested by the tenant
- Payments in respect of utilities, communication services, TV licence and council tax
- A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.

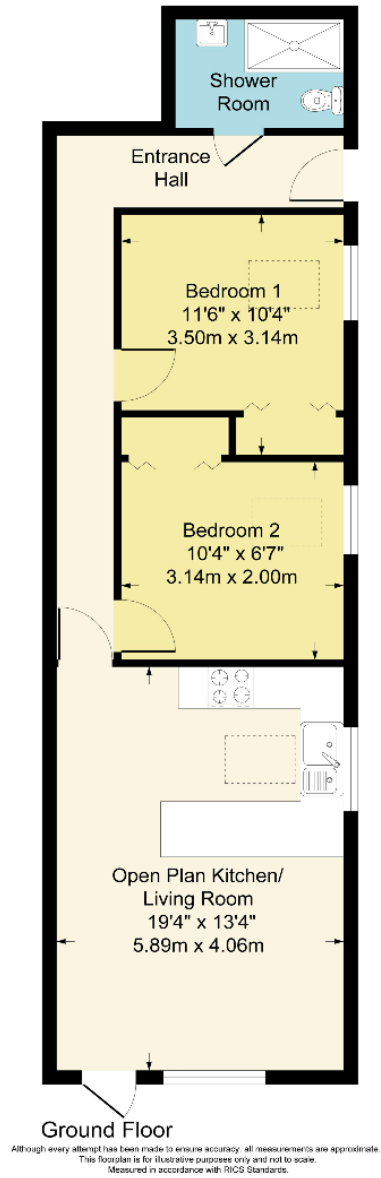
# This property is let unfurnished

Please advise us if you believe you have an adverse credit history which could include CCJ's prior to referencing.

Dudley Singleton & Daughter are members of the Property Ombudsman. Client money is protected.



Approximate Gross Internal Area  
633 sq ft - 59 sq m



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the landlords of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the landlords. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective tenants are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the rental. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.





1 Station Road, Pangbourne, Berkshire, RG8 7AN

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Dudley

**Singleton  
& Daughter**

The Country Agent