



**TOWER HILL, CHADDLEWORTH, RG20 7EB**  
£2,000 per month\*

**Carter Jonas**

Exceptionally large 3/4 bedroom converted coach house in private grounds, within the village of Chaddleworth.

Recently refurbished to include a new kitchen. Offering flexible accommodation.

Entrance hall, utility room with washing machine & dryer, double aspect reception room leading through to the modernised kitchen/breakfast room with double oven, hob and fridge/freezer. Rear hallway leading to the cloakroom and ground floor principal bedroom with ensuite bathroom.

First floor landing with access to the family bathroom, a double bedroom and 3 interlinked bedrooms, offering great flexible accommodation.

Courtyard area (not enclosed), parking and garage included.

Oil central heating, septic tank drainage, bore hole water supplied via the landlords and mains electric. Available for an initial 12-month tenancy. EPC Rating F. Council Tax Band F (West Berks Government website for current cost) Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2000.00 per calendar month: Holding deposit of 1 week's rent £461.00 Security deposit of 5 weeks rent £2307.00.

- Council Tax Band = F
- Deposit Required = £2307.00
- Long Let, Minimum term 12 months
- EPC = F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(49-54)	E		
(31-38)	F	26	
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

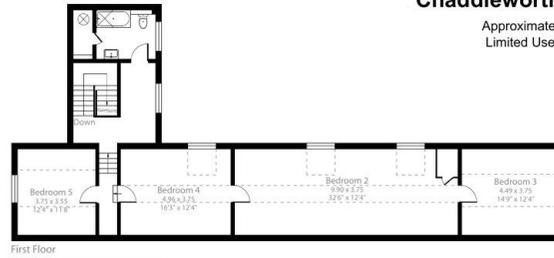
**Newbury Lettings 01635 263020**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

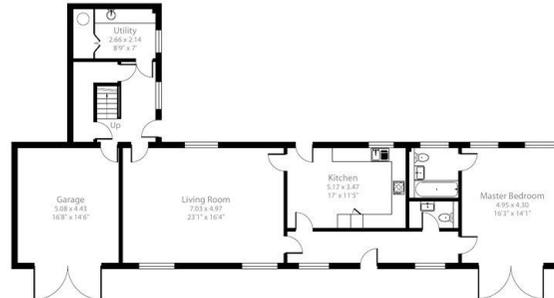
51 Northbrook Street, Newbury, Berkshire, RG14 1DT



A member of



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickmcm 2024. Produced for Carter Jonas. REF: 1191549

### Chaddleworth, Newbury, RG20

Approximate Area = 1847 sq ft / 171.5 sq m  
 Limited Use Area(s) = 607 sq ft / 56.3 sq m  
 Garage = 238 sq ft / 22.1 sq m  
 Total = 2692 sq ft / 249.9 sq m  
 For identification only - Not to scale



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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