



NEWBURY, BERKSHIRE, RG14 7QW
£2,500 per month*

Carter Jonas

Substantial family house situated within the catchment of sought after schools and within walking distance of the mainline station.

Deceptively spacious and cleverly extended over the years to provide excellent family accommodation.

Entrance hall, good size study with fitted storage, utility room with wc, modern well equipped kitchen with built in appliances, this opens onto the large open plan living space to the rear which incorporates a family room, dining area with French doors and sitting area with bi folding doors leading to the garden.

Great size principal bedroom with storage and a modern ensuite bathroom (with jacuzzi bath and shower), further ensuite bedroom, 3 further double bedrooms with eaves storage and family bathroom with shower (and bath).

Good size enclosed garden with covered seating area/patio - great for outdoor entertaining, single garage and ample parking to the front. Available for an initial 12 month tenancy. EPC Rating C. Council Tax Band E (West Berks Government website for current cost) Mains electric, gas and mains water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2500.00 per calendar month: Holding deposit of 1 week's rent £576.00 Security deposit of 5 weeks rent £2884.00

- Council Tax Band = E
- Deposit Required = £2,884.00
- Long Let, Minimum term 12 months
- 5 BEDROOMS
- 3 BATHROOMS
- 3 RECEPTIONS
- GARAGE
- ENCLOSED GARDENS
- DRIVEWAY
- PARKING
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Approximate Gross Internal Area = 219.6 sq m / 2364 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 236.8 sq m / 2549 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID769815)



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 Classification L2 - Business Data

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