



**NORTH SYDMONTON, ECCHINSWELL, RG20 4UL**  
£2,200 per month\*

**Carter Jonas**



3 double bedroom house, with quality fixtures and fittings, in a semi-rural position backing onto farmland.

Spacious accommodation throughout: Entrance hall, cloakroom, family room/study, large open plan reception with doors to the garden incorporating a living area with a wood burner, dining area and fully fitted kitchen with cooker and dishwasher, utility room with fridge/freezer and washing machine.

On the first floor there is a spacious family bathroom with separate shower, 2 double bedrooms and a principal bedroom with ensuite shower room.

Enclosed rear gardens backing onto fields, driveway parking and detached double garage.

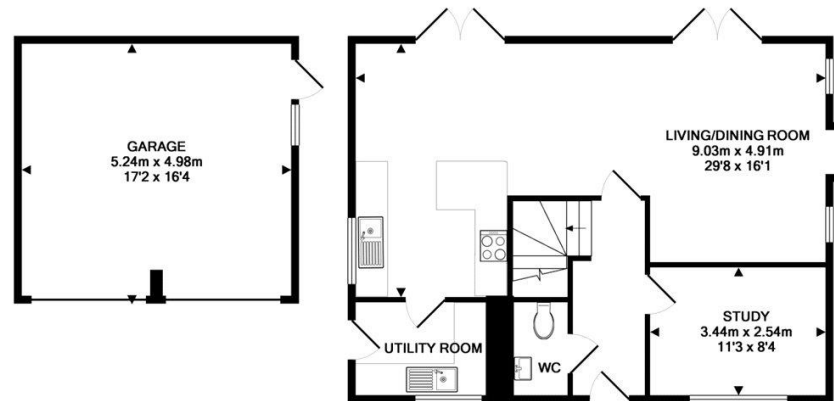
Available for an initial 12-month tenancy. EPC Rating C. Council Tax Band F (West Berks Government website for current cost).

Mains electric and water. Septic tank drainage and Calor gas central heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1800.00 per calendar month: Holding deposit of 1 week's rent £415.00 Security deposit of 5 weeks rent £2076.00.

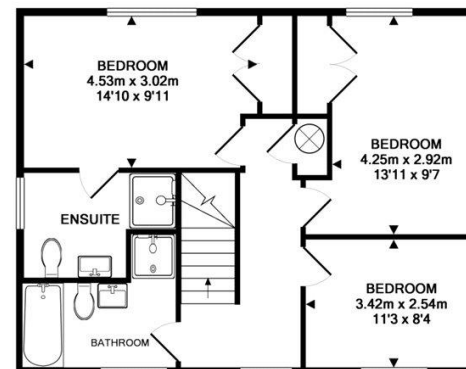
- Council Tax Band = F
- Deposit Required = £2076.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- RURAL LOCATION
- GARAGE
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		<b>102</b>
(81-94) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



GATE COTTAGE NORTH SYDMONTON RG20 4UL  
TOTAL APPROX. FLOOR AREA 146.2 SQ.M. (1574 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Classification L2 - Business Data

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