



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.

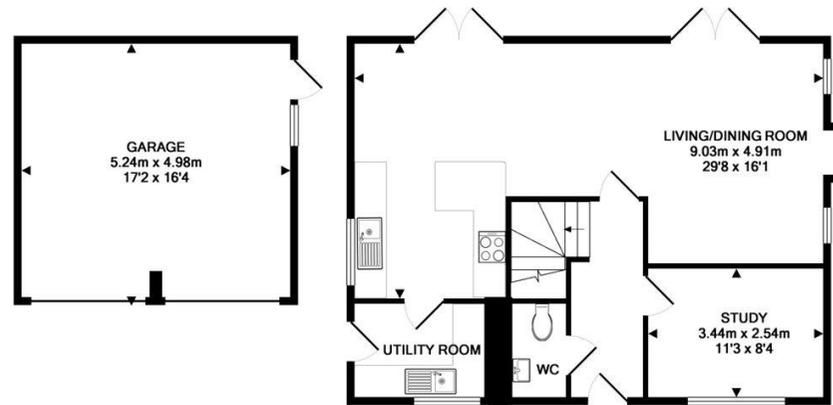
At a rent of £1800.00 per calendar month: Holding deposit of 1 week's rent £415.00 Security deposit of 5 weeks rent £2076.00.

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

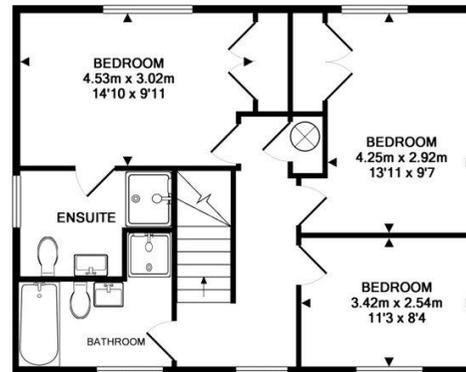
Energy Efficiency Rating	
Current	Potential
	102
75	

Very energy efficient - lower running costs
 (92-101) A
 (81-91) B
 (69-80) C
 (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



GATE COTTAGE NORTH SYDMONTON RG20 4UL
 TOTAL APPROX. FLOOR AREA 146.2 SQ.M. (1574 SQ.FT.)
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 INTERNATIONAL REAL ESTATE
 Classification L2 - Business Data

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