



CHUTE CADLEY, ANDOVER, SP11 9EB

£1,750 per month*

Carter Jonas

Detached 3-bedroom bungalow, in this popular village, with parking and double car port.

Recently refurbished and modernised. Double aspect sitting room with open fire, large fitted eat-in kitchen with built in oven, hob and extractor and space for fridge/freezer, washing machine and dishwasher and walk in larder. Dining room/study/playroom, 3 bedrooms and a modern bathroom with bath (and shower over).

There is a good size enclosed private garden laid to lawn, summer house/garden store, two bay car port and off-road parking.

Chute Cadley is a small village in the North Wessex Downs, surrounded by countryside that is known for its many walks and bridleways. The village pub is popular and within a short stroll. The surrounding towns of Andover, Hungerford and Newbury are easily accessible. London is also commutable via the M4/M3 and mainline train services to Paddington or Waterloo. There are a number of private and state schools within a short drive.

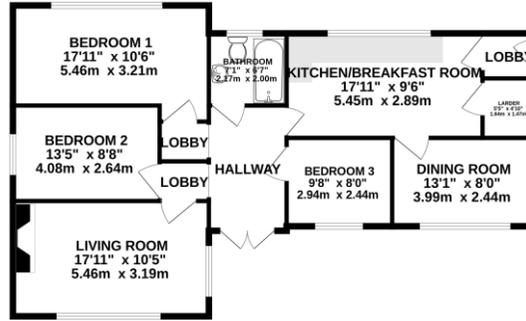
Mains electric, oil central heating, double glazed and septic tank drainage. Available for an initial 12-month tenancy. Council Tax: Band E (Wiltshire Government website for current costs) Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1750.00 per calendar month: Holding deposit of 1 week's rent £403.00, Security deposit of 5 weeks rent £2019.00.

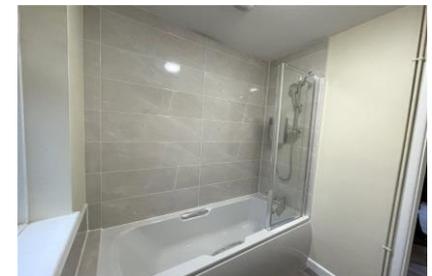
- Council Tax Band = E
- Deposit Required = £2,019.00
- Long Let
- 3 BEDROOMS
- 2 RECEPTIONS
- DOUBLE CAR PORT
- GARDENS
- OIL CENTRAL HEATING
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
1233 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quantity or efficiency can be given.
Made with Floorplan 15023



Newbury Lettings 01635 263020

newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE
Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.