



**MARLSTON ROAD, MARLSTON, RG18 9UN**  
£1,500 per month\*

**Carter Jonas**

Refurnished period cottage in a rural setting with good size garden and parking.

Entrance porch, sitting room, dining room with wood burner, newly fitted kitchen with cooker dining room, cosy sitting room with decorative fireplace, modern kitchen with cooker, utility area and newly installed bathroom with shower. Three bedrooms to the first floor.

Good size gardens, driveway parking and radiator oil central heating.

The cottage is just over 1 mile from Hermitage village for local amenities and Newbury is just over 6 miles and offers extensive leisure and shopping facilities. The A34 is within a short drive and offers easy access to Junction 13 of the M4.

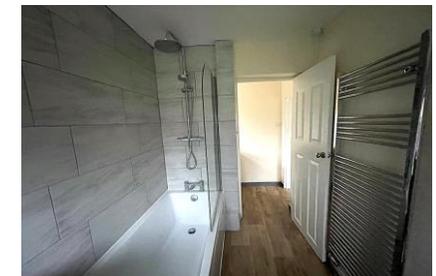
REGRET NO CATS.

Available for an initial 12-month tenancy. EPC Rating E. Council Tax Band D (West Berks Government website for current cost) Mains electric. and oil heating. Private water supply through the farm bore hole and septic tank drainage. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1500 per calendar month: Holding deposit of 1 week's rent £346.00. Security deposit of 5 weeks rent £1730.00

- Council Tax Band = D
- EPC = E
- Deposit Required = £1,730.00
- Long Let, Minimum term 12 months

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	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



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Classification L2 - Business Data

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