



**NEWBURY, BERKSHIRE, RG14**

£1,600 per month\*

**Carter Jonas**

Well-presented house on a sought-after road to the south of Newbury, within a short walk St Barts secondary school.

Entrance hall, cloakroom, bright and airy double aspect reception room with patio doors to the garden, kitchen/breakfast room with cooker, dishwasher, fridge and freezer.

Three first floor bedrooms and family bathroom with shower.

Gas central heating, south facing terraced garden and driveway parking for 2/3 cars.

Available for an initial 12-month tenancy.

EPC Rating D. Council Tax Band D (West Berks Government website for current cost)

Mains electric, gas and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1600.00 per calendar month: Holding deposit of 1 week's rent £369.00 Security deposit of 5 weeks rent £1846.00.

- Council Tax Band = D
- Deposit Required = £1,846.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- RECEPTION ROOM
- SOUTH FACING GARDEN
- BATHROOM WITH SHOWER
- DRIVEWAY PARKING
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		86
(81-90)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(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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