



**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		
A		86
B		
C		
D	68	
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



**Newbury Lettings 01635 263020**

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Classification L2 - Business Data

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