



HIGHCLERE STREET, HIGHCLERE, RG20
£1,350 per month*

Carter Jonas

Beautiful 2 bedroom listed detached character cottage in the sought after village of Highclere.

Dining hall with wood burner, good size sitting room with open fire opening onto the sunny conservatory, cloakroom, kitchen with electric Rayburn and fridge, utility room, two double first floor bedrooms (one leading through to the other) and modern fitted bathroom with shower.

Modern electric heaters, good size private gardens (maintained by the Landlord's gardener) and plentiful parking. Secondary glazing installed.

Excellent access to the A34/M4 and within easy reach of Newbury mainline train station.

Available for an initial 12 month tenancy. EPC Rating D. Council Tax Band E (Basingstoke and Deane website for current cost). Septic tank drainage, mains electric and water. Listed building with thatched roof (restrictions apply). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1350.00 per calendar month: Holding deposit of 1 week's rent £311.00, Security deposit of 5 weeks rent £1557.00

- Council Tax Band = E
- Deposit Required = £1557.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 3 RECEPTIONS
- LARGE GARDENS
- RURAL LOCATION
- CHARACTER
- PROPERTY
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(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

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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Classification L2 - Business Data

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