



CHILTON FOLIAT, HUNGERFORD, RG17 0WG
£2,350 per month*

Carter Jonas

Double fronted detached house on a small development of just 10 homes, backing onto fields & overlooking a village green. *Photos are of the show home*

The ground floor offers a double aspect sitting room, with a feature bay window, a log burner and French doors leading onto the rear garden. Quality kitchen/diner (also double aspect) with integrated Bosch appliances. The cloakroom and useful utility room, with Butlers sink and access onto the garden, complete the ground floor. The first floor has three double bedrooms, with the principal bedroom benefitting from an en suite bathroom and further family bathroom.

Gas fired central heating (underfloor heating to the ground floor and radiators to the first floor), along with CAT 6 cabling to main rooms as standard specification.

Detached garage with office/study to the rear, enclosed gardens backing onto fields and driveway parking.

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

Energy rating band B. Council Tax Band E (Wiltshire council website for current cost) Available for a minimum term of 12 months.

At a rent of £2350.00 per calendar month: Holding deposit of 1 week's rent £542.00. Security deposit of 5 weeks rent £2711.00.

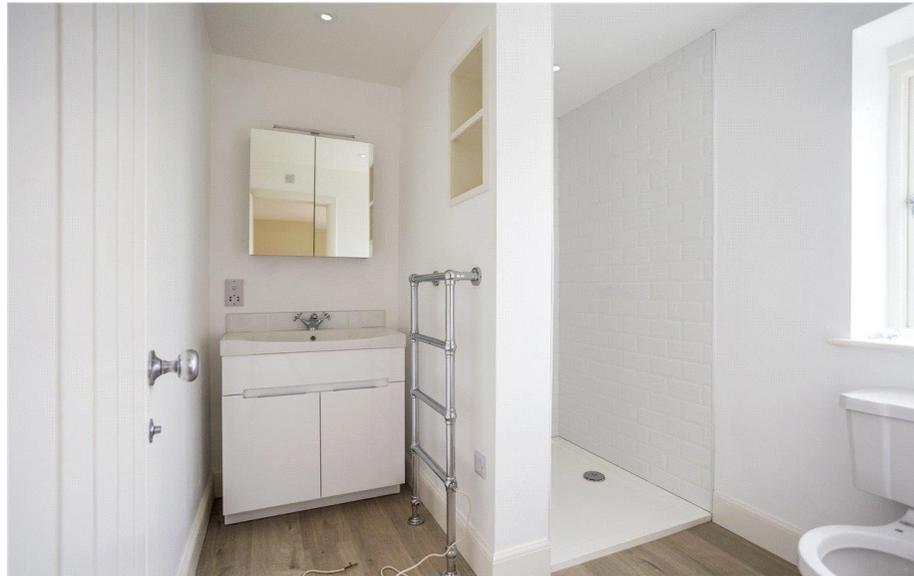
- Council Tax Band = E
- Deposit Required = £2,711.00
- Long Let
- Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- GARAGE/OFFICE
- GAS CENTRAL HEATING
- DRIVEWAY
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	83	
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Approximate Area = 118.3 sq m / 1,273 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) for urwalls-group.com 294913



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