



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.

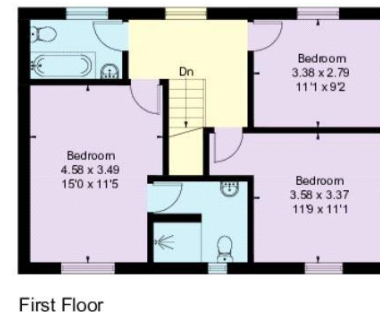
Energy rating band B. Council Tax Band E (Wiltshire council website for current cost) Available for a minimum term of 12 months.

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.

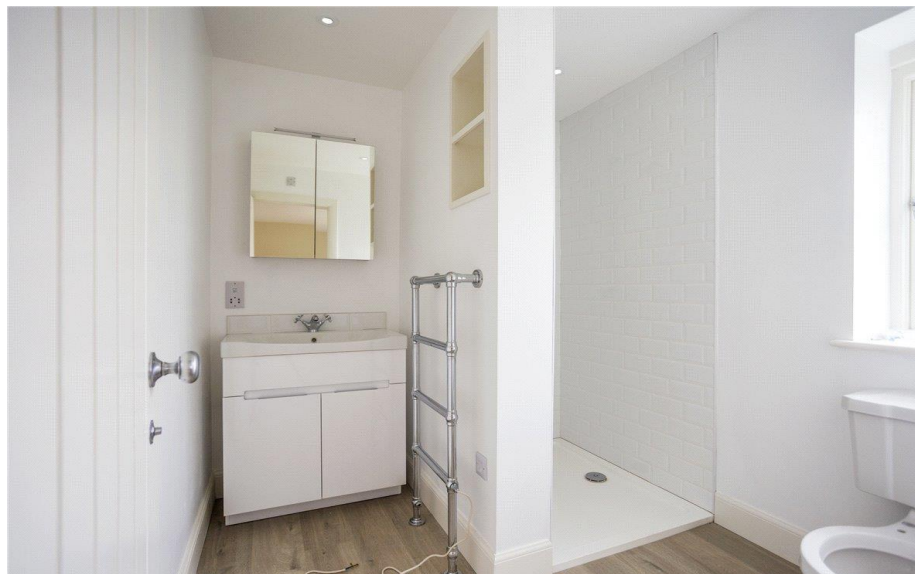
- Council Tax Band = E
- Deposit Required = £2,711.00
- Long Let
- Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- GARAGE/OFFICE
- GAS CENTRAL HEATING
- DRIVEWAY
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 urwalla-group.com 294913



Newbury Lettings 01635 263020

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE
Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.