



NORTH SYDMONTON, NEWBURY, RG20 9AE
£2,000 per month*

Carter Jonas

Refurbished detached period cottage in a convenient rural setting, with easy access to the road networks.

- 3 BEDROOMS
- 3 RECEPTIONS
- OIL CENTRAL HEATING
- GARDEN
- PARKING

THE PROPERTY

Redecorated and upgraded throughout, set in quiet location on a country lane.

Entrance porch, 2 good size reception rooms overlooking the garden (one with open fire), newly installed kitchen/dining room with a range of wall and base units, cooker and room for appliances.

The first floor offers 3 good size bedrooms, a study/store and family bathroom with shower (over the bath).

Oil central heating, double glazing, surrounding garden and parking to the front.

The cottage is within walking distance of Ecchinswell which offers a popular public house and primary school. Situated approximately 8 miles to the southeast of Newbury town centre with good access to the A339 (A4, A34 and M4 at junction 13). Rail links are available in Newbury (for Paddington) and Overton (for Waterloo).

Available for an initial 12-month tenancy.

EPC Rating E. Council Tax Band E (Basingstoke and Deane website for current cost).

Mains electric and metered mains water (invoiced through the estate). Oil central heating and septic tank drainage (invoiced through the estate).

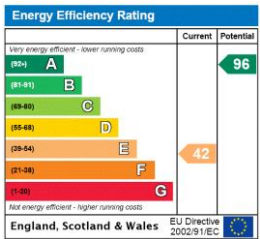


Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

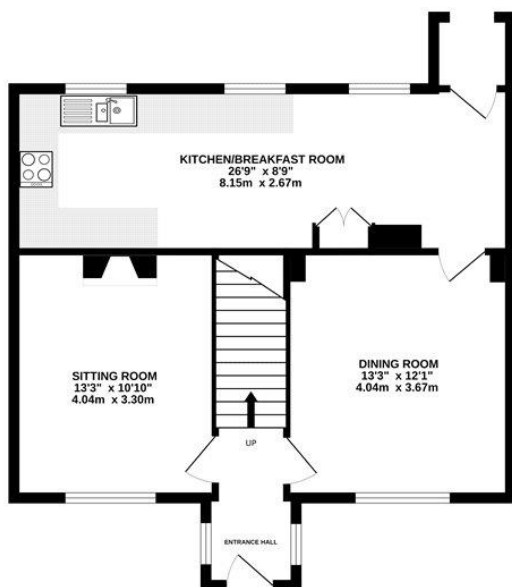
At a rent of £2000.00 per calendar month: Holding deposit of 1 week's rent £461.00 Security deposit of 5 weeks rent £2307.00.

ADDITIONAL INFORMATION

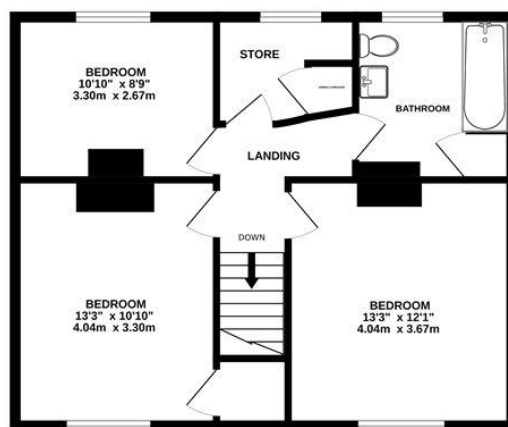
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Classification L2 - Business Data

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