



ELCOT, NEWBURY, BERKSHIRE, RG20 8NH
£1,800 per month*

Carter Jonas

Charming semi detached cottage with far reaching views, in a wonderfully convenient rural location.

Spacious accommodation offering character features throughout. Entrance hall, cloakroom, well-appointed shaker style kitchen with double range cooker and a good range of units, leading to the useful utility space which provides direct access to the garden. Double aspect sitting room with open fire, built in bookcases and French doors. Beautiful oak framed dining/sitting room with vaulted ceiling and 2 sets of French doors (to the front and rear gardens).

The first floor offers 2 good size double bedrooms with built in storage, a further single bedroom and a family bathroom (with shower over the bath).

The cottage benefits from wonderful south facing countryside views to the front with good size enclosed garden, with log store. The rear garden offers a gravelled patio, lawned area and shed storage. There is private parking in front along with visitors parking.

Council Tax Band E (West Berks Government website for current cost) Energy rating band E. Mains electric and water, oil radiator heating and shared septic tank drainage (shared cost between 3 cottages). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a monthly rent of £1800 per calendar month: Holding deposit of 1 weeks rent £415.00, Security deposit of 5 weeks rent £2076.00

- Council Tax Band = E
- Deposit Required = £2,076.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 RECEPTIONS
- OIL HEATING
- GARDENS
- PARKING
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Classification L2 - Business Data

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