



COMBE, HUNGERFORD, RG17 9EH
£2,500 per month*

Carter Jonas

Wonderful character cottage in a rural setting in the small hamlet of Combe, within a short drive of Kintbury or Hungerford.

Brimming with character throughout and offering good size accommodation. Entrance porch, triple aspect sitting room with open fire and patio doors to the terrace, dining room opening onto a further sitting area/snug with open fire, fitted kitchen with cooker, useful boot room/rear porch. The first floor offers a family bathroom, 2 double bedrooms and a master bedroom with ensuite bathroom. Oil central heating, lovely private garden to the rear, driveway parking, car port and shed storage.

The market towns of Hungerford, Marlborough and Newbury offer a wide range of shopping and leisure facilities. There is very good access to the national road network via the M4 (J14) and the A34 at Newbury providing excellent links with London and the west country.

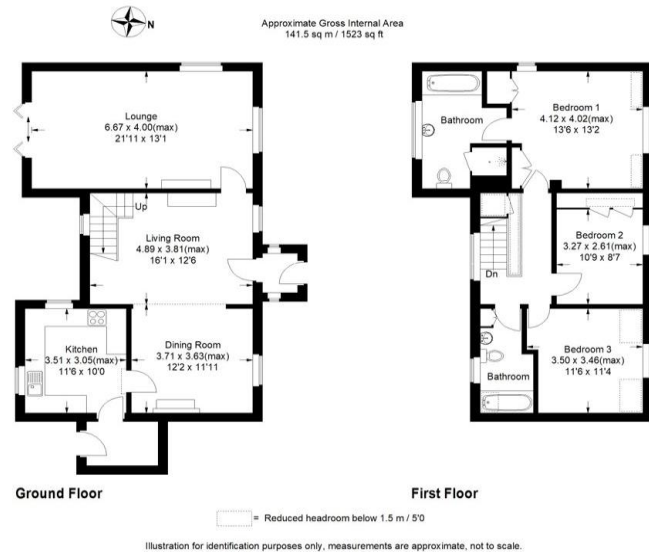
Energy performance rating band E. Council tax band F (West Berks Government website for current cost). Septic tank drainage, bore hole water supply and Oil heating. Mains electric.

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

At a rent of £2500.00 per calendar month: Holding deposit of 1 weeks rent £576.00. Security deposit of 5 weeks rent £2884.00

- Council Tax Band = F
- Deposit Required = £2,884.00
- 3 BEDROOMS
- DETACHED
- 3 RECEPTIONS
- GARDENS
- 2 BATHROOMS
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(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.lettings@carterjonas.co.uk
 51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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 Classification L2 - Business Data

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