



MANOR FARM, MAIN STREET, RG20
£2,500 per month*

Carter Jonas

Individual and spacious detached family house, in this sought after village.

Sitting room with wood burner and patio doors to the garden, dining room, study, fully fitted kitchen with integrated appliances opening onto the conservatory, utility and cloakroom.

Principal bedroom with ensuite shower, 3 further good size bedrooms and family bathroom with shower cubicle.

Oil central heating, integrated garage and enclosed rear garden overlooking paddocks.

The village has an active social community, local pub and cricket pitch, there is also excellent access to the A34/M4 and mainline rail services to London Paddington from Didcot.

Available for an initial 12 month tenancy. EPC Rating D. Council Tax Band G (West Berks Government website for current cost)

Mains electric, mains water and oil central heating. Septic tank drainage. 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 week's rent £576.00, Security deposit of 5 weeks rent £2884.00

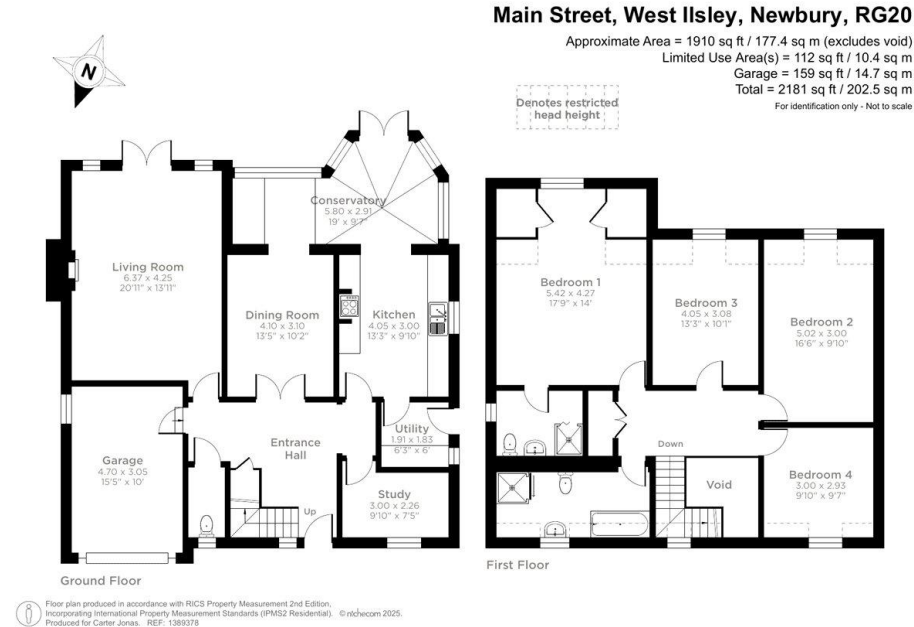
- Council Tax Band = G
- Deposit Required = £2884.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 2 BATHROOMS
- 4 RECEPTIONS
- GARAGE
- GARDEN
- EPC = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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.