



ECCHINSWELL, NEWBURY, RG20 4UB
£1,400 per month*

Carter Jonas

ECCHINSWELL, NEWBURY, RG20 4UB

Lovely modern 3 bed detached house in the popular village of Ecchinswell, within easy reach of the road networks and local amenities.

Sitting room with open fire, high specification kitchen with Bosch appliances (5 ring induction hob, oven, dishwasher, fridge and washing machine) opening onto the dining area with french doors to the garden and cloakroom.

Master bedroom with spacious ensuite shower room, 2 further double bedrooms and family bathroom with shower.

Enclosed rear garden backing onto playing fields, single attached garage and driveway parking for several cars.

The village benefits from a local nursery, primary school, church, village hall and public house. There is good access to both the M3, M4 and A34 providing good communication links to London and the surrounding regional towns of Basingstoke, Newbury, Reading and Winchester.

Tenancy Deposit = 5 weeks rent £1,615.00 (at a monthly rental value of £1400.00)
Holding Deposit = 1 weeks rent £323.00 (at a monthly rental value of £1400.00)

- 3 BEDROOMS
- GARAGE
- BATHROOM
- ENCLOSED GARDENS
- REFITTED KITCHEN &
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		98
(81-90) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 104.9 SQ.M. (1129 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2015



Newbury Lettings 01635 263020
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, Berkshire, RG14 1DT

carterjonas.co.uk
Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.

* Rent excludes reference and tenancy paperwork fees. Please contact your local branch for this information.