



CHURCHWAY, WEST ILSLEY, RG20 7AH
£1,750 per month*

Carter Jonas

Charming 3 bedroom characterful cottage, located within the centre of this popular Downland village.

The cottage has been much improved and well maintained and offers a wealth of character. Tucked away in a quiet location.

Entrance hall, comfortable sitting room with open fire, family room leading to an impressive modern kitchen/dining room with vaulted ceiling, 2 sets of patio doors with views and access to the garden.

Luxurious family bathroom to the ground floor with free standing bath, 3 generous first floor bedrooms and a modern high quality shower room/wc.

The house is set back off the road along a private lane and benefits from a gravelled frontage with parking for 2 cars. Rear garden with a southerly aspect and courtyard area.

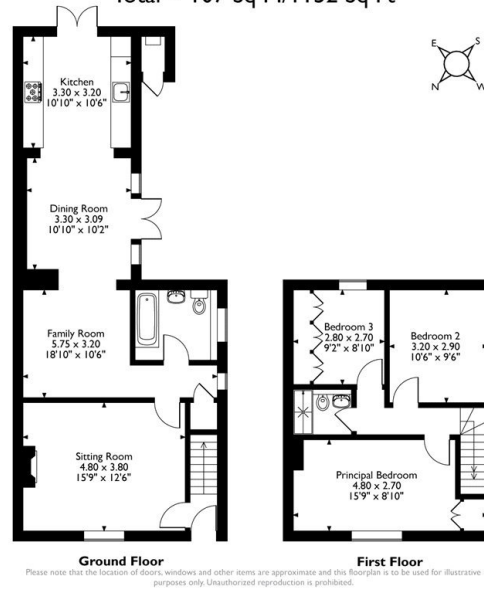
Energy rating band D. Council tax band E (West Berks Government website for current cost). Available for a minimum of 12 months. Mains electric and mains water. Oil central heating and Calor gas (for hob only). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1750 per calendar month: 1 weeks holding fee deposit: £403.00, 5 weeks security deposit: £2019.00

- Council Tax Band = E
- Deposit Required = £2,019.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- VAULTED KITCHEN
- ENCLOSED GARDEN
- PARKING
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(39-48) F		
(21-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area
Main House = 106 Sq M/1141 Sq Ft
Outbuilding = 1 Sq M/11 Sq Ft
Total = 107 Sq M/1152 Sq Ft



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Classification L2 - Business Data

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