



SYDMONTON, BURGHCLERE, RG20
£2,200 per month*

Carter Jonas

Semi-detached 4-bedroom cottage in a stunning rural setting with far reaching views.

Redecorated throughout, offering considerable size accommodation.

Entrance hall, cloakroom, L shaped reception room with open fire and patio doors to the garden, kitchen/dining room with modern fitted units, wood burning stove and doors to the garden and utility room with rear access.

Four good size first floor bedrooms and modern family bathroom with bath and shower.

Large gardens with rural views, outhouse and driveway parking.

Available for an initial 12-month tenancy.

EPC Rating E. Council Tax Band D (West Berks Government website for current cost).

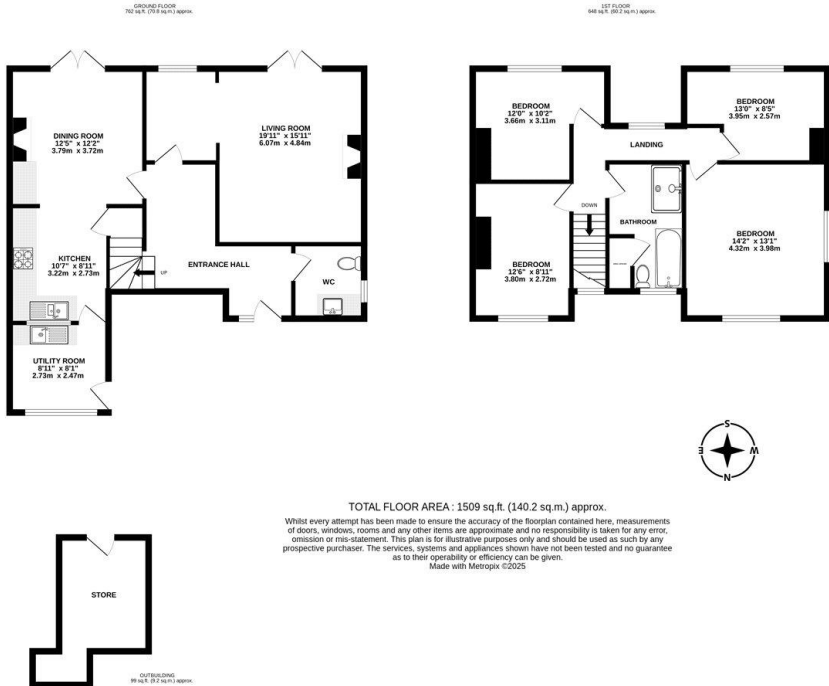
Mains electric and water, oil and septic tank drainage. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2200.00 per calendar month: Holding deposit of 1 week's rent £507.00, Security deposit of 5 weeks rent £2538.00

- Council Tax Band = E
- Deposit Required = £2538.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 2 RECEPTIONS
- DRIVEWAY
- GARDENS
- RURAL VIEWS
- OIL CENTRAL HEATING
- EPC = E

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

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



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Classification L2 - Business Data

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