



**MARLSTON HERMITAGE, THATCHAM, RG18**  
£1,500 per month\*

**Carter Jonas**



Well-presented 3 bedroom semi-detached period property in a semi-rural location with far reaching views.

Sitting room with wood burner, kitchen with cooker, utility and ground floor family bathroom.

Three first floor bedrooms.

Surrounding gardens, outhouse storage and driveway parking.

Hermitage village is just over 1 mile away and the A34 is within a short drive (for access to the M4, junction 13). Extensive leisure and shopping amenities are available in nearby Newbury (along with a mainline train station for links to London Paddington).

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

Private water supply through the farm bore hole and septic tank drainage. Mains electric and oil heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1500.00 per calendar month: Holding deposit of 1 week's rent £346.00, Security deposit of 5 weeks rent £1730.00

- Council Tax Band =
- 3 Bedrooms
- EPC = D
- Deposit Required = £1730.00
- Long Let, Minimum term 12 months

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



**Newbury Lettings 01635 263020**

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Classification L2 - Business Data

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