



WOLVERTON, TADLEY, RG26 5RP
£2,350 per month*

Carter Jonas

Deceptively spacious detached house offering far reaching countryside views.

Entrance hall, large double aspect sitting room with open fire, study/family room, kitchen/dining room with cooker and doors to the garden. Ground floor wc with shower and utility room.

4 first floor bedrooms and modern family bathroom with shower. Gas central heating, garage, rear hall/extra utility space. Good size gardens with extensive views.

Situated close to Hannington and Kingsclere villages, enjoying a quiet elevated position between Newbury and Basingstoke.

Energy rating band E. Council Tax Band F (West Berks Government website for current cost) Available for a minimum term of 12 months

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

At a rent of £2350 per calendar month: Holding deposit of 1 week's rent £542. Security deposit of 5 weeks rent £2711.

- Council Tax Band = F
- Deposit Required = £2,711.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS
- DETACHED
- GARDENS
- GAS CENTRAL HEATING
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(48-54) E	45	
(39-47) F		
(1-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Approximate Gross Internal Area = 168.2 sq m / 1810 sq ft
(Including Garage)

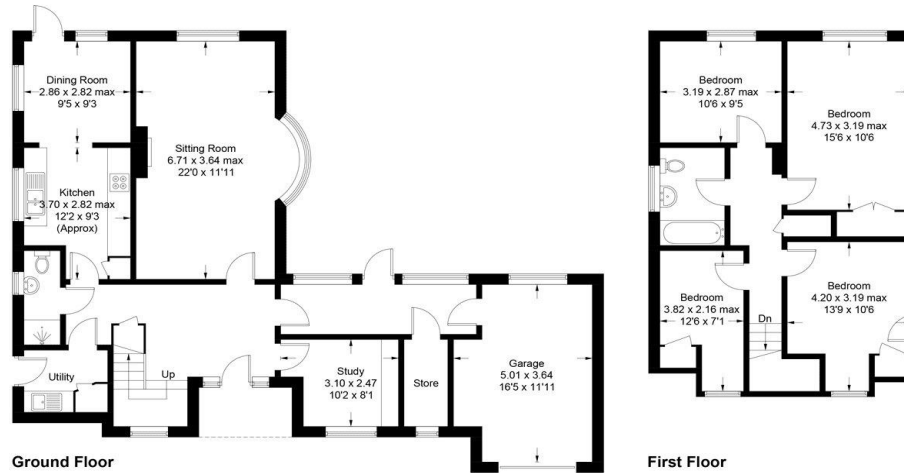


Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1006841)



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.