



THE WILLOWS, BRIMPTON, RG7 4GY
£2,650 per month*

Carter Jonas

4 bedroom executive house in a small private road, within the popular village of Brimpton, finished throughout to a high standard with quality fixtures and fittings.

Spacious entrance hall, large bright and airy reception room with feature fireplace and patio doors to the garden, study, dining room, fully fitted quality kitchen/breakfast room with integrated appliances and patio doors to the garden, cloakroom and utility room.

The first floor comprises the principle bedroom with ensuite shower and fitted wardrobes, 3 further double bedrooms (all with wardrobes) and family bathroom with shower.

Further benefits include a private enclosed rear garden, double garage, oil central heating and driveway parking.

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band G (West Berks Government website for current cost). Mains electric, calor gas (hob) and mains water. Oil radiator fired central heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2650.00 per calendar month: Holding deposit of 1 week's rent £611.00 Security deposit of 5 weeks rent £3057.00

- Council Tax Band = G
- Deposit Required = £3057.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 3 RECEPTIONS
- DOUBLE GARAGE
- ENCLOSED GARDENS
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 162.3 SQ.M. (1747 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.
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Classification L2 - Business Data

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