



WEST ILSLEY, NEWBURY, RG20 7AR
£2,300 per month*

Carter Jonas

Detached extended house in the centre of this popular Downland village, with garden and driveway parking. Carefully extended to now provide great family accommodation.

Sitting room with wood burning stove, modern quality fitted kitchen with integrated appliances, flowing through to the large triple aspect family/living/dining room with patio doors to the terrace, rear hallway, wc and useful utility/boot room with access to the front and rear of the property.

Principal bedroom with ensuite shower, 3 further double bedrooms and family bathroom (with bath and large shower) complete the first-floor accommodation.

Enclosed landscaped rear garden with private patio and ample driveway parking to the side.

Energy rating band E. Council tax band D (West Berks Government website for current cost).

Mains electric, water and drainage. Oil central heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2300 per month: Holding deposit of 1 weeks rent £530.00, Security deposit of 5 weeks rent £2653.00.

- Council Tax Band = D
- Deposit Required = £2,653.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS
- UTILITY/BOOT ROOM
- GARDEN
- PARKING
- VILLAGE LOCATION
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E	53	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

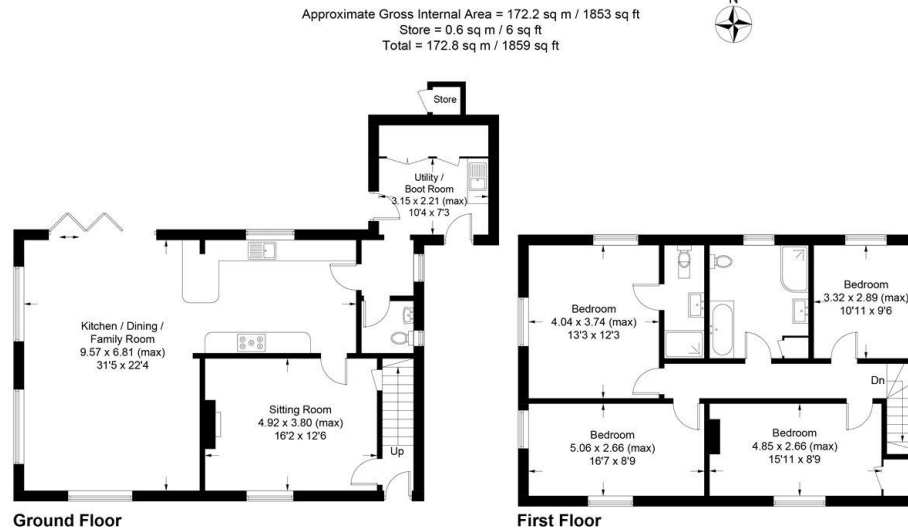


Illustration for identification purposes only.
measurements are approximate, not to scale. (ID629711)



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