



**DONNINGTON, NEWBURY, RG14 2JU**  
£1,750 per month\*

**Carter Jonas**



Exceptionally spacious 3/4 bedroom detached house in this popular village to the North of Newbury, with double garage.

Entrance hall, good size double aspect sitting room with french doors to the garden, fitted kitchen. utility room with door to the side, dining room with doors to the garden, study and downstairs shower/wc.

Three large bedrooms to the first floor, all with inbuilt wardrobes, family bathroom with shower and separate toilet.

Gas central heating, good size rear garden, double garage and driveway parking.

Please note, the white goods in the property will remain but will not be maintained.

Available for an initial 12-month tenancy. EPC Rating D. Council Tax Band F (West Berks Government website for current cost) Mains electric, gas and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1750.00 per calendar month: Holding deposit of 1 week's rent £403.00, Security deposit of 5 weeks rent £2019.00.

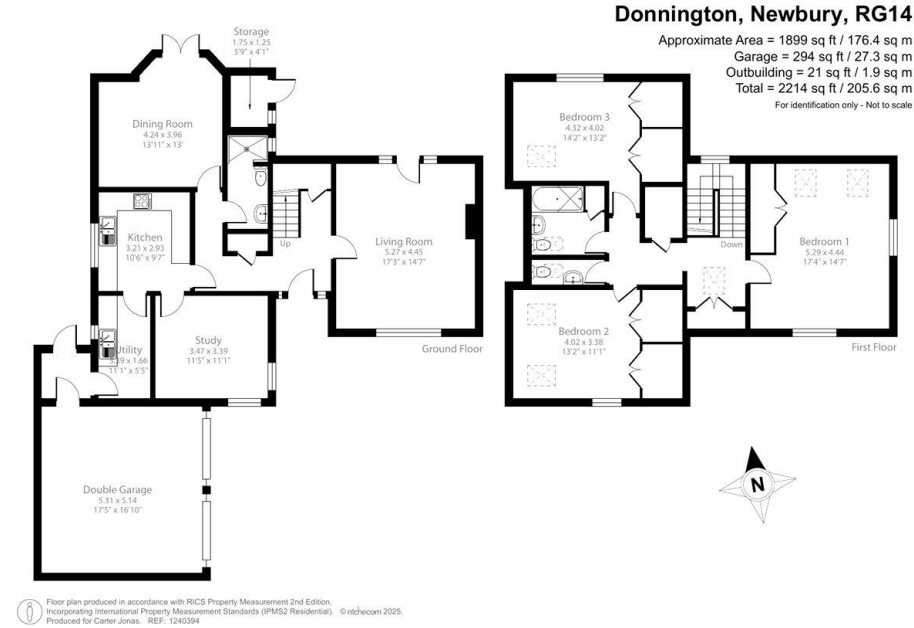
- Council Tax Band = F
- Deposit Required = £2019.00
- Long Let
- 3 Bedrooms
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-10) 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

#### IMPORTANT INFORMATION

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