



**MARLSTON, HERMITAGE, RG18 9UN**

£2,100 per month\*

**Carter Jonas**

4-bedroom house in a semi-rural location surrounded by open farmland.

Good size family accommodation, in a convenient semi-rural location. Entrance hall, sitting room with open fire, double aspect reception room incorporating kitchen with double oven/hob and dining space with open fire, rear hall and cloak room. 4 good size double bedrooms to first floor, family bathroom with shower over the bath and second shower room/wc. Large, attached garage/store to the rear and utility space. Surrounding gardens 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 E. Council Tax Band D (West Berks Government website for current cost) Mains electric. and oil heating. Private water supply through the farm bore hole and septic tank drainage. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2100 per calendar month:  
Holding deposit of 1 week's rent £484.00  
Security deposit of 5 weeks rent £2423.00

- Council Tax Band = D
- Deposit Required = £2,423.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 2 RECEPTIONS
- BATHROOM
- KITCHEN
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



**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.