



**EAST WOODHAY, RG20**  
£1,500 per month\*

**Carter Jonas**

3 bedroom semi-detached cottage in a semi-rural position with good size surrounding gardens and garage.

Entrance hall, large kitchen/dining room with cooker, sitting room with open fire, cloakroom and external utility room with plumbing.

2 doubles and 1 single bedroom to the first floor and family bathroom with shower.

Oil fired heating, double glazing, surrounding gardens, parking and single garage.

East Woodhay lies to the south of Newbury, surrounded by attractive countryside, yet within a few minutes' drive of central Newbury and just a few moments from the A34 bypass access for the road networks.

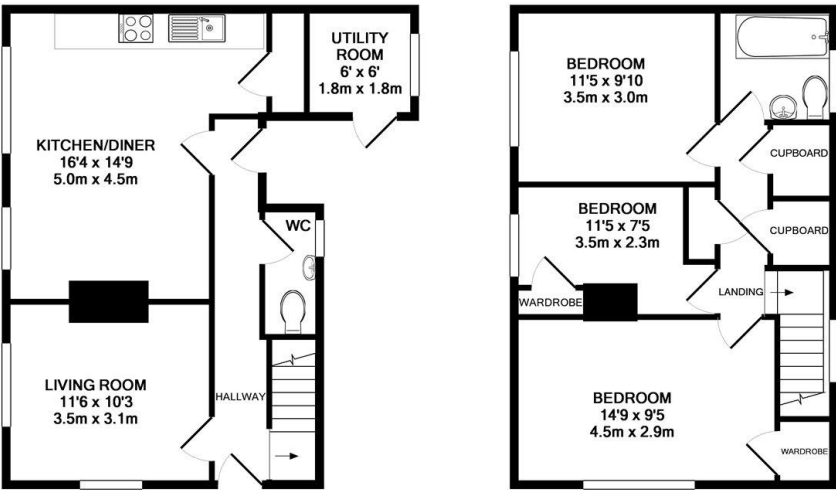
Energy rating band E. Council Tax Band D (West Berks Government website for current cost). Available for a minimum term of 12 months. Mains electric and water. Oil central heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1500.00 per calendar month: Holding deposit of 1 week's rent £346.00, Security deposit of 5 weeks rent £1730.00

- Council Tax Band = D
- Deposit Required = £1,730.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 RECEPTIONS
- OIL CENTRAL HEATING
- GARAGE
- GARDENS
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E	55	77
(27-48) F		
(1-26) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



GROUND FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

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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