



MARLSTON, HERMITAGE, RG18 9UN
£2,000 per month*

Carter Jonas

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

Refurbished throughout to a good standard, providing good size family accommodation, in a convenient semi-rural location.

Entrance hall, sitting room with open fire, double aspect reception room incorporating a newly installed 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).

At a rent of £2000 per calendar month: 1 weeks holding fee £461.00, 5 weeks security deposit £2307.00

- Council Tax Band = D
- 4 Bedrooms
- EPC = E
- Deposit Required = £2,307.00
- Long Let, Minimum term 12 months

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (40-54) E | | |
| (21-39) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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Classification L2 - Business Data

IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.