



MAIN STREET, WEST ILSLEY, RG20 7AJ
£2,500 per month*

Carter Jonas

Spacious detached family house in the heart of this popular village backing onto paddocks.

Spacious entrance hall, sitting room with wood burner and patio doors to the garden, study, fully fitted kitchen (with integrated cooker, dishwasher and fridge) opening onto the conservatory which in turn leads to the dining room, the utility and cloakroom complete the ground floor accommodation.

Principal bedroom with ensuite shower, 3 further good size bedrooms and family bathroom with shower cubicle.

Oil central heating, integrated garage and enclosed rear garden.

The village has an active social community, local pub and cricket pitch, there is also excellent access to the A34/M4 and mainline rail services to London Paddington from Didcot.

Council tax band G. Energy rating band D.

Available for a minimum term of 12 months.

At a rent of £2500 per calendar month: Holding deposit of 1 weeks rent £576.00, Security deposit of 5 weeks rent £2884.00

- Council Tax Band = G
- Deposit Required = £2,884.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 4 RECEPTIONS
- 2 BATHROOMS
- VILLAGE LOCATION
- GARAGE
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(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 of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.