



BOARS HOLE COTTAGES, HERMITAGE, RG18 9UA
£1,750 per month*

Carter Jonas

Spacious period cottage in a rural setting with good size garden, GARAGE and parking.

Entrance porch, dining room, cosy sitting room with open fire, modern kitchen with cooker, utility, rear hallway with garden access and cloakroom.

3 first floor bedrooms and family bathroom complete the accommodation.

Good size fenced gardens, driveway parking and single garage

Available for an initial 12 month tenancy.

EPC Rating E. Council Tax Band D (West Berks Government website for current cost)

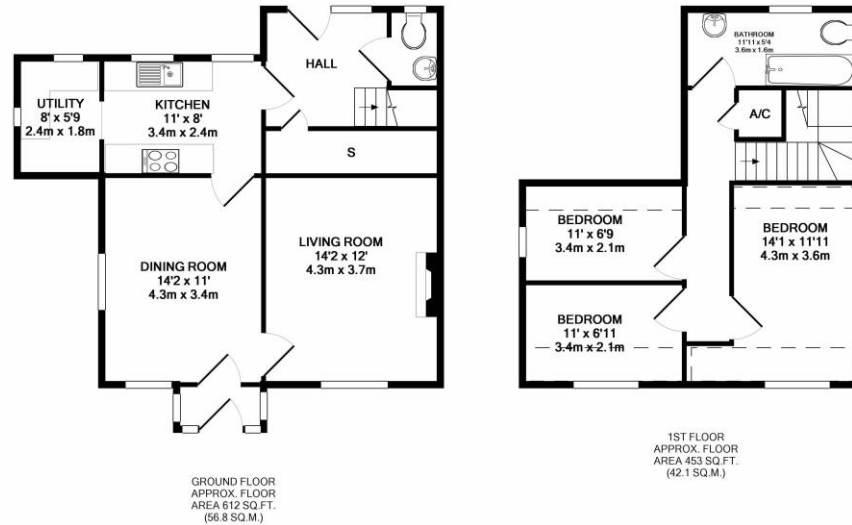
Mains electric. Private water supply through the farm bore hole and septic tank drainage

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

At a rent of £1750 per calendar month: Holding deposit of 1 week's rent £403.00 Security deposit of 5 weeks rent £2019

- Council Tax Band = D
- Deposit Required = £2,019.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- GARAGE
- 2 RECEPTIONS
- MODERN KITCHEN
- GOOD SIZE GARDEN
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 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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 Classification L2 - Business Data

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