



**POST OFFICE ROAD, INKPEN, RG17**  
£4,750 per month\*

**Carter Jonas**

A fantastic family home providing extensive accommodation, all maintained to a high standard throughout and situated in a lovely established garden of approximately 1/2 an acre.

Individual detached family home offering over 3000 ft.<sup>2</sup> of accommodation. The house offers very light and spacious rooms with the main feature on the ground floor being the impressive open plan kitchen breakfast room/dining room which has two sets of doors providing direct access to the garden. In addition there are two other large reception rooms on the ground floor as well as a separate study, a principal utility room and a cloakroom. Upstairs there is a central landing, a principal bedroom with fitted wardrobes and windows overlooking the rear garden and a large ensuite shower room, a guest bedroom with ensuite bathroom, three further double bedrooms and a family bathroom.

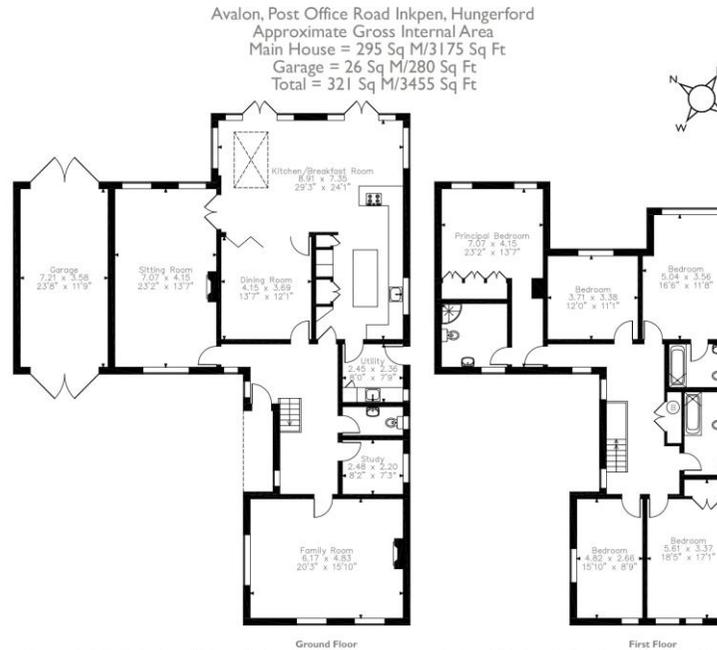
Approached through an electric gate beyond which is a long drive providing access to the house, garage and private parking. There is an area of open lawn to the side of the drive and adjoining the house is the garage. The garden is a particular feature of the property.

Available for an initial 12 month tenancy. EPC Rating E. Council Tax Band G (West Berks Government website for current cost) Mains electric, LPG gas, and mains/drainage water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £4750.00 per calendar month: Holding deposit of 1 week's rent £1096.00 Security deposit of 5 weeks rent £5480.00

- Council Tax Band = G
- Deposit Required = £5,480.00
- Long Let, Minimum term 12 months
- Entrance hall and cloakroom
- 3 reception rooms
- Dining room with folding doors to an impressive open plan
- kitchen/breakfast room with doors to the garden
- 5 bedrooms, 2 with ensembles, family bathroom
- Adjoining garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**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.