



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 ½ an acre.

Individual detached family home offering over 3000 ft.² 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 useful 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		

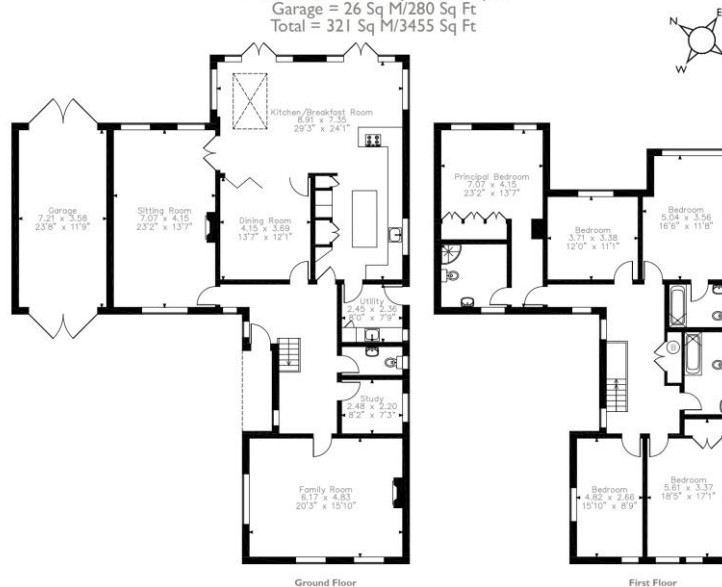
Newbury Lettings 01635 263020

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51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Avalon, Post Office Road Inkpen, Hungerford
Approximate Gross Internal Area
Main House = 295 Sq M/3175 Sq Ft
Garage = 26 Sq M/280 Sq Ft
Total = 321 Sq M/3455 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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