



**WEST WOODHAY, NEWBURY, RG20**  
£1,450 per month\*

**Carter Jonas**

Semi detached cottage in a rural location to the south of Newbury, with garage and outhouse storage.

Set in a great spot, backing onto fields, yet within a short drive of Newbury, Kintbury and Hungerford for amenities and mainline rail access.

Entrance hall, good size reception room with open fire, modern fitted kitchen, rear hallway and utility cupboard. 2 double bedrooms, family bathroom and additional shower room to the first floor.

2 outhouse stores, large garage with power, good size gardens and driveway parking.

Available for an initial 12 month tenancy. EPC Rating E. Council Tax Band D (West Berks Government website for current cost). Mains electric and water. Septic tank drainage and oil heating.

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

At a rent of £1450.00 per calendar month: Holding deposit of 1 week's rent £334.00, Security deposit of 5 weeks rent £1673.00

- Council Tax Band = D
- Deposit Required = £1,673.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 2 BATHROOMS
- OUTHOUSE STORAGE
- GARAGE
- GARDENS
- OIL CENTRAL HEATING
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			103
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

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