



**LOWER WOODCOTT, WHITCHURCH, RG28 7QA**

£1,400 per month\*

**Carter Jonas**

Refurbished cottage in a rural location, within easy reach of the road and rail networks.

Redecorated throughout, with new bathroom and new carpets.

Entrance hall, utility cupboard, fitted kitchen/dining room, good size sitting room with open fire. Refitted bathroom with shower, 2 bedrooms to the first floor.

Outouse storage/woodshed, good size garden and parking area.

Within a short drive of Newbury and Whitchurch for mainline train access to London.

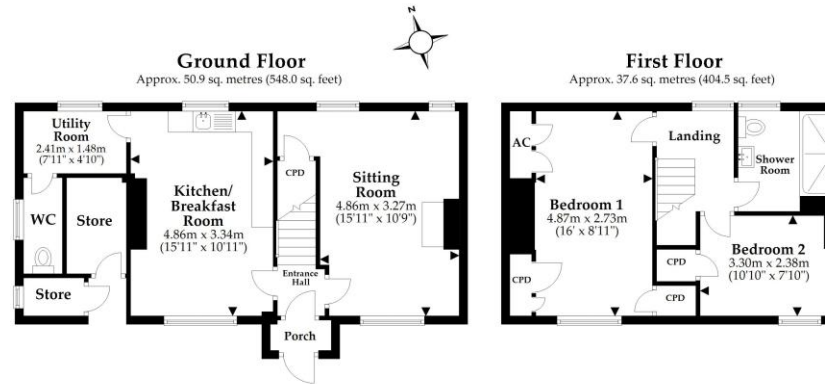
Pets negotiable. Available for a minimum of 12 months. EPC rating E. Council tax band C. (West Berks Government website for current cost). Mains electric and water, oil heating and septic tank drainage. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1400.00 per calendar month: Holding deposit of 1 week's rent £323.00. Security deposit of 5 weeks rent £1615.00



- Council Tax Band = C
- Deposit Required = £1,615.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- BATHROOM WITH SHOWER
- KITCHEN/DINING ROOM
- GARDEN
- PARKING
- EPC = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Total area: approx. 88.5 sq. metres (952.5 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



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