



HIGHCLERE STREET, HIGHCLERE, RG20

£1,450 per month*

Carter Jonas

Beautiful 2 bedroom listed detached character cottage in the sought after village of Highclere.

Dining hall with wood burner, good size sitting room with open fire opening onto the sunny conservatory, cloakroom, kitchen with electric Rayburn and fridge, utility room, two double first floor bedrooms (one leading through to the other) and modern fitted bathroom with shower.

Modern electric heaters, good size private gardens (maintained by the Landlord's gardener) and plentiful parking. Secondary glazing installed.

Excellent access to the A34/M4 and within easy reach of Newbury mainline train station. Available for an initial 12-month tenancy.

EPC Rating D. Council Tax Band E (Basingstoke and Deane website for current cost) Septic tank drainage, mains electric and water. Listed building with thatched roof (restrictions apply).

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. There is no BT landline, internet is only available via satellite.

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 = E
- Deposit Required = £1,673.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 3 RECEPTIONS
- LARGE GARDENS
- RURAL LOCATION
- CHARACTER PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Newbury Lettings 01635 263020
 newbury.lettings@carterjonas.co.uk
 51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

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.