



**LEVERTON, HUNGERFORD, RG17**  
£1,200 per month\*

**Carter Jonas**



2-bedroom Grade II Listed semi-detached thatched period cottage with a great deal of charm and character.

Covered porch, good size sitting room with large fireplace with wood burning stove, kitchen/breakfast room with a range of units, Belfast sink, range style cooker and fridge with a door to the garden. The kitchen opens onto the dining room, also with garden access, useful utility room washing machine and freezer, separate toilet.

The first-floor main bedroom benefits from inbuilt cupboards, second bedroom also with storage and bathroom with shower above the bath.

Long rear garden backing onto fields with shed storage and greenhouse, gravel parking to the front (not allocated). Oil fired central heating. Mains electric, metered water and shared septic tank (managed by Chilton Estate).

Council Tax Band D (West Berks Government website for current cost). Energy Rating D.

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

At a rent of £1200.00 per calendar month: Holding deposit of 1 week's rent £276.00 Security deposit of 5 weeks rent £1384.00.

- Council Tax Band = D
- Deposit Required = £1,384.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 2 RECEPTIONS
- GARDENS
- OIL CENTRAL HEATING
- GRADE II LISTED
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(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**

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Classification L2 - Business Data

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