



NORTH SYDMONTON, ECCHINSWELL, RG20 4UL
£2,200 per month*

Carter Jonas

3 double bedroom house in a semi rural position backing onto farmland, with DOUBLE GARAGE.

Spacious accommodation throughout: Entrance hall, cloakroom, family room/study, large open plan reception with doors to the garden incorporating a living area with a wood burner, dining area and fully fitted kitchen with cooker and dishwasher, utility room with fridge/freezer and washing machine.

On the first floor there is a spacious family bathroom with separate shower, 2 double bedrooms and a principal bedroom with ensuite shower room.

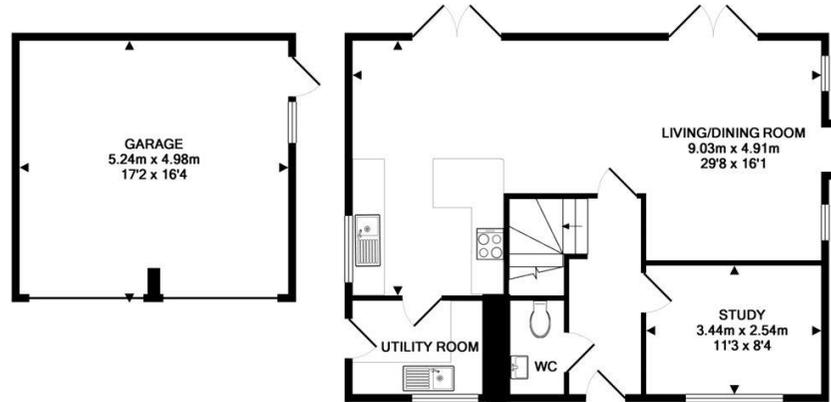
Enclosed rear gardens backing onto fields, driveway parking and detached double garage.

Available for an initial 12 month tenancy. EPC Rating C. Council Tax Band F (West Berks Government website for current cost).

Mains electric and water. Septic tank drainage and Calor gas central heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

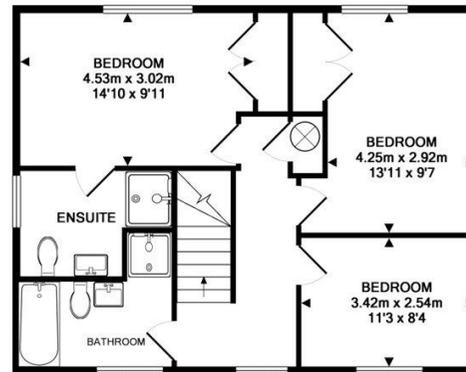
At a rent of £2200.00 per calendar month: Holding deposit of 1 week's rent £507.00

- Council Tax Band = F
- Deposit Required = £2,538.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- 2 BATHROOMS
- RURAL LOCATION
- DOUBLE GARAGE
- EPC = C



GATE COTTAGE NORTH SYDMONTON RG20 4UL
TOTAL APPROX. FLOOR AREA 146.2 SQ.M. (1574 SQ.FT.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		102
B (81-91)			
C (69-80)		75	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
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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