



**BRIMPTON ROAD, BRIMPTON, RG7 4SS**  
£1,600 per month\*

**Carter Jonas**

Semi-detached cottage in the village of Brimpton with good size garden backing onto fields. PET FRIENDLY.

Entrance porch, dining hall, modern fitted kitchen with cooker, good size sitting room with wood burner, 3 first floor bedrooms and family bathroom with shower. All completed to a good standard.

Oil radiator central heating, good size gardens backing onto fields, outhouse and driveway parking.

Available for an initial 12-month tenancy.

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

Mains electric and mains water. Septic tank drainage, Oil heating.

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

At a rent of £1600.00 per calendar month: Holding deposit of 1 week's rent £369.00 Security deposit of 5 weeks rent £1846.00.

- Council Tax Band = C
- Deposit Required = £1846.00
- Long Let, Minimum term 12 months
- 3 BEDROOMS
- SITTING ROOM
- OIL CENTRAL HEATING
- BATHROOM WITH SHOWER
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			108
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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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