



**LOVE LANE, DONNINGTON, RG14**

£2,250 per month\*

**Carter Jonas**

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# LOVE LANE, DONNINGTON, NEWBURY, RG14

- 5 BEDROOMS
- 2 BATHROOMS
- 5 RECEPTIONS
- LARGE GARDENS
- GARAGE

Offering extensive accommodation with the option of 2 offices/annexe with wc and small kitchen area.

Boasting 3 main reception rooms accessed from the central hallway, cloakroom, modern fitted kitchen (no appliances), leading onto a breakfast room and utility room with door to the garden.

The first floor consists of 5 bedrooms along with a family bathroom (with shower over) and a shower room.

The annexe/office accommodation benefits from a separate front door, wc, 2 large rooms (1 with patio doors onto the garden and a small kitchen area).

The house is set within extensive private gardens, offering ample parking and a single garage. Some gardening is included in the rent.

Available for an initial 12-month tenancy - planning permission may be obtained for the site after this.

Lying on the northern edge of Newbury, offering easy access to rail and road communication routes including the M4 motorway (junction 13), the A34 Newbury bypass and Newbury station which provides access to London Paddington in under an hour.

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

Mains electric, gas central heating and mains water.

Detached 5-bedroom family house with large gardens, within easy reach of town for amenities.



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

At a rent of £2250.00 per calendar month: Holding deposit of 1 week's rent £519.00 Security deposit of 5 weeks rent £2596.00.

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## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months

Viewing Strictly by appointment

Local Authority - Council Tax Band E

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      | 74        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



# Love Lane, Donnington, Newbury, RG14

Approximate Area = 2623 sq ft / 243.6 sq m

Garage = 214 sq ft / 19.8 sq m

Total = 2837 sq ft / 263.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Carter Jonas. REF: 1302065

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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