



**MARLSTON, HERMITAGE, RG18 9UN**  
£2,400 per month\*

**Carter Jonas**



4-bedroom house in a semi-rural location surrounded by open farmland.

Good size family accommodation, in a convenient semi-rural location. Entrance hall, sitting room with open fire, double aspect reception room incorporating kitchen with double oven/hob and dining space with open fire, rear hall and cloak room. 4 good size double bedrooms to first floor, family bathroom with shower over the bath and second shower room/wc. Large, attached garage/store to the rear and utility space. Surrounding gardens and driveway parking.

Hermitage village is just over 1 mile away and the A34 is within a short drive (for access to the M4, junction 13). Extensive leisure and shopping amenities are available in nearby Newbury (along with a mainline train station for links to London Paddington).

Available for an initial 12-month tenancy. EPC Rating E. Council Tax Band D (West Berks Government website for current cost) Mains electric. and oil heating. Private water supply through the farm bore hole and septic tank drainage. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2400 per calendar month: Holding deposit of 1 week's rent £553.00 Security deposit of 5 weeks rent £2769.00

- Council Tax Band = D
- Deposit Required = £2,769.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- 2 RECEPTIONS
- BATHROOM
- KITCHEN
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
Classification L2 - Business Data

#### IMPORTANT INFORMATION

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