



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		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-10)	G		
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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