

Vine Cottage Abingdon Road, East Ilsey, Newbury, Berkshire, RG20

£1,650 PCM - 6th June 2025.

- 3 Bedroom Cottage
- Oil central heating.
- Located in the popular village of East Ilsey
- On street parking.
- Sitting room with wood burning stove
- EPC Rating E Council Tax Band E

Vine Cottage Abingdon Road, Newbury RG20 7LQ

3 double bedroomed cottage situated in the popular village of East Ilsey which has a primary school, historic church and two popular pubs. Split level kitchen/dining room with double oven, fridge and dishwasher. Sitting room with wood burning stove laminate flooring, study, utility room, 3 double bedrooms. En-suite shower room to master bedroom, family bathroom. Oil central heating. Fully double glazed. On street parking. Easy access to M4, A34 and train links to London Paddington via Didcot Parkway or Newbury. Catchment area of The Downs School. Easy access to the Ridgeway National trail on your doorstep. EPC Rating E Council Tax Band E

The Ofcom Broadband Checker states there is:

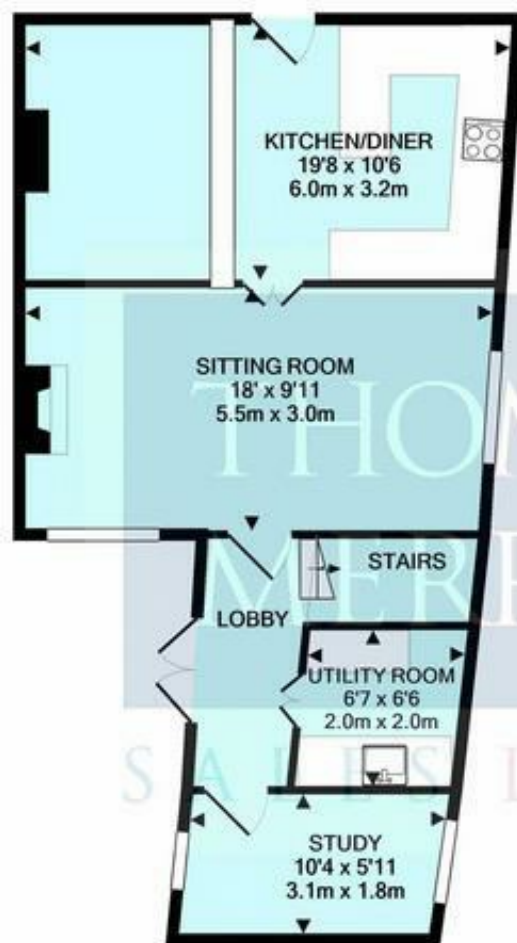
- Ultrafast broadband has download speeds of greater than 300Mbps.

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: E





GROUND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

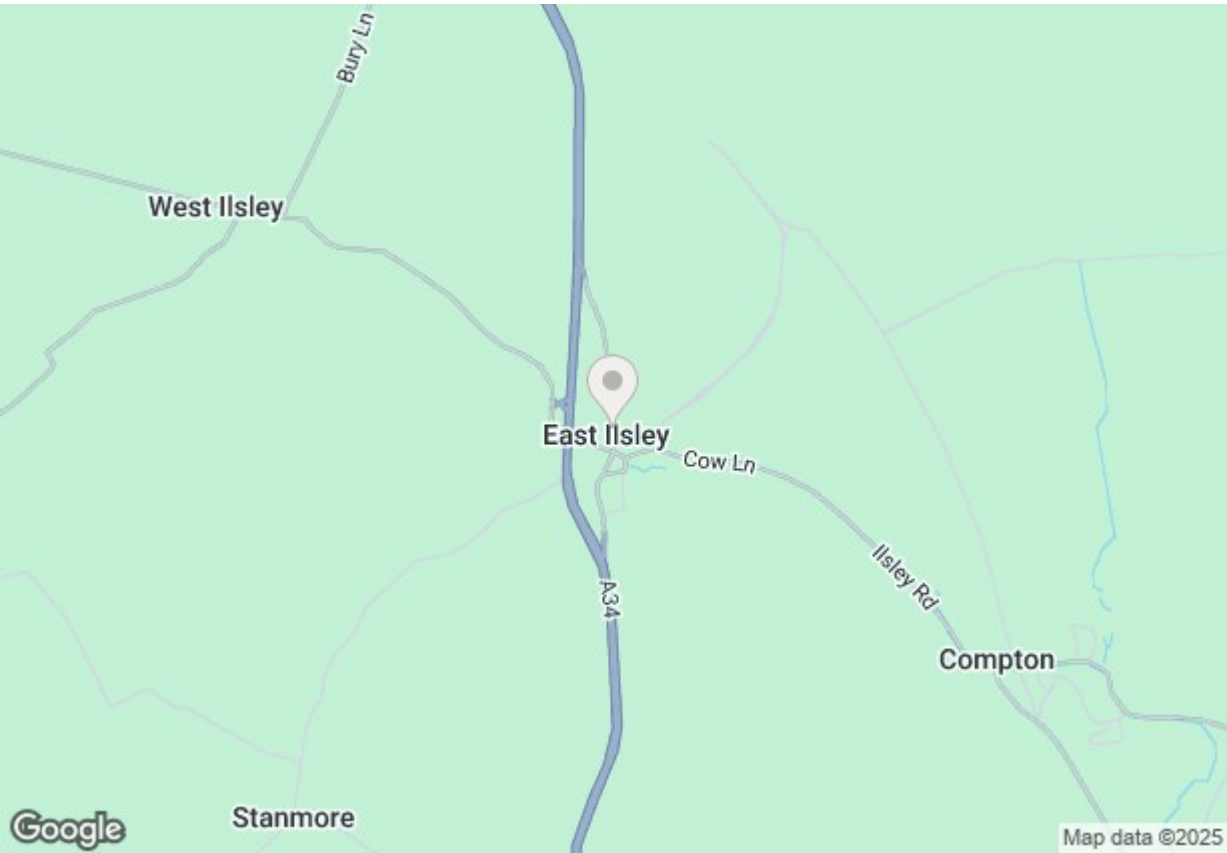
TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 SQ.M.)
Made with Metropix ©2020





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Directions

Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

Council Tax Band

E