



Brunsdan
ASSOCIATES 

39 Penwood Heights, Penwood, Newbury, RG20 9EZ

Guide Price: £465,000 – Freehold

An extended detached four bedroom family home offering potential for improvement with an attractive south facing rear garden

Entrance hall, cloakroom/shower, reception room, kitchen, dining/sitting room overlooking the rear garden, four bedrooms all with built-in wardrobes, family bathroom, tandem garage, driveway with parking for several vehicles, gardens to front and rear

THE PROPERTY

This detached house offers a rare opportunity for those looking to improve/modernise a property to their own taste. The accommodation is arranged over two floors with a generous reception room to the front and a south facing dining room/sitting room with sliding patio doors to the rear garden and personal door to the garage, the kitchen has a range of built in wall and base cupboards with built-in oven and hob. On the first floor there are three double bedrooms and a single bedroom all with built-in storage and the family bathroom is fitted with a white three piece suite and fully tiled.

OUTSIDE

There is a tandem garage to the side of the property with up and over door, power and light and driveway parking for several cars to the front of the property. The front garden is well stocked with a range of mature shrubs and plants and laid to small stones for ease of maintenance. The attractive rear garden is south facing, offers a high degree of privacy and is not directly overlooked from the rear. Well stocked with a range of mature shrubs, flower beds and trees, lawn and paved patio. There is also a greenhouse situated to the end of the garden.

LOCATION

Penwood is a highly sought after area to the south of Newbury. With generous sized plots and quiet roads it makes an ideal location for families. The local Primary school is well regarded and there is easy access to Secondary schools. Newbury, with all major facilities, shops and mainline station lies 5 miles north with access to the by-pass and all road networks about a mile away. On the edge of open countryside, there are numerous footpaths and bridle paths 'on the doorstep'!

DIRECTIONS

From Newbury head South on the A343, Andover Road and head out of Newbury remain on this road proceeding straight over the main roundabout to the bypass. Turn left at the next crossroads, signposted Penwood and take the first turning on the left into Penwood Heights. Follow the road down towards the end and turn right and the property will be found on the right hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,160.45** for the period 2017/2018.

SERVICES

Electricity, mains water and drainage. Oil fired central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** property@brunsden.com www.brunsdon.com

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.





Energy Performance Certificate



39, Penwood Helights, Penwood, Highclere, NEWBURY, RG20 9EZ

Dwelling type: Detached house
 Date of assessment: 15 June 2017
 Date of certificate: 16 June 2017

Reference number: 0455-2825-7265-9493-2071
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 129 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 3,519**

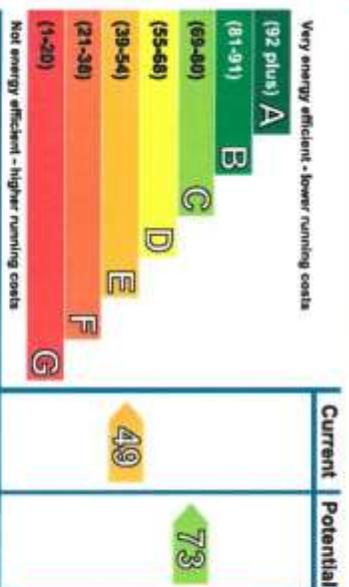
Over 3 years you could save **£ 1,077**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 2,709 over 3 years	£ 1,992 over 3 years	
Hot Water	£ 588 over 3 years	£ 228 over 3 years	
Totals	£ 3,519	£ 2,442	You could save £ 1,077 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

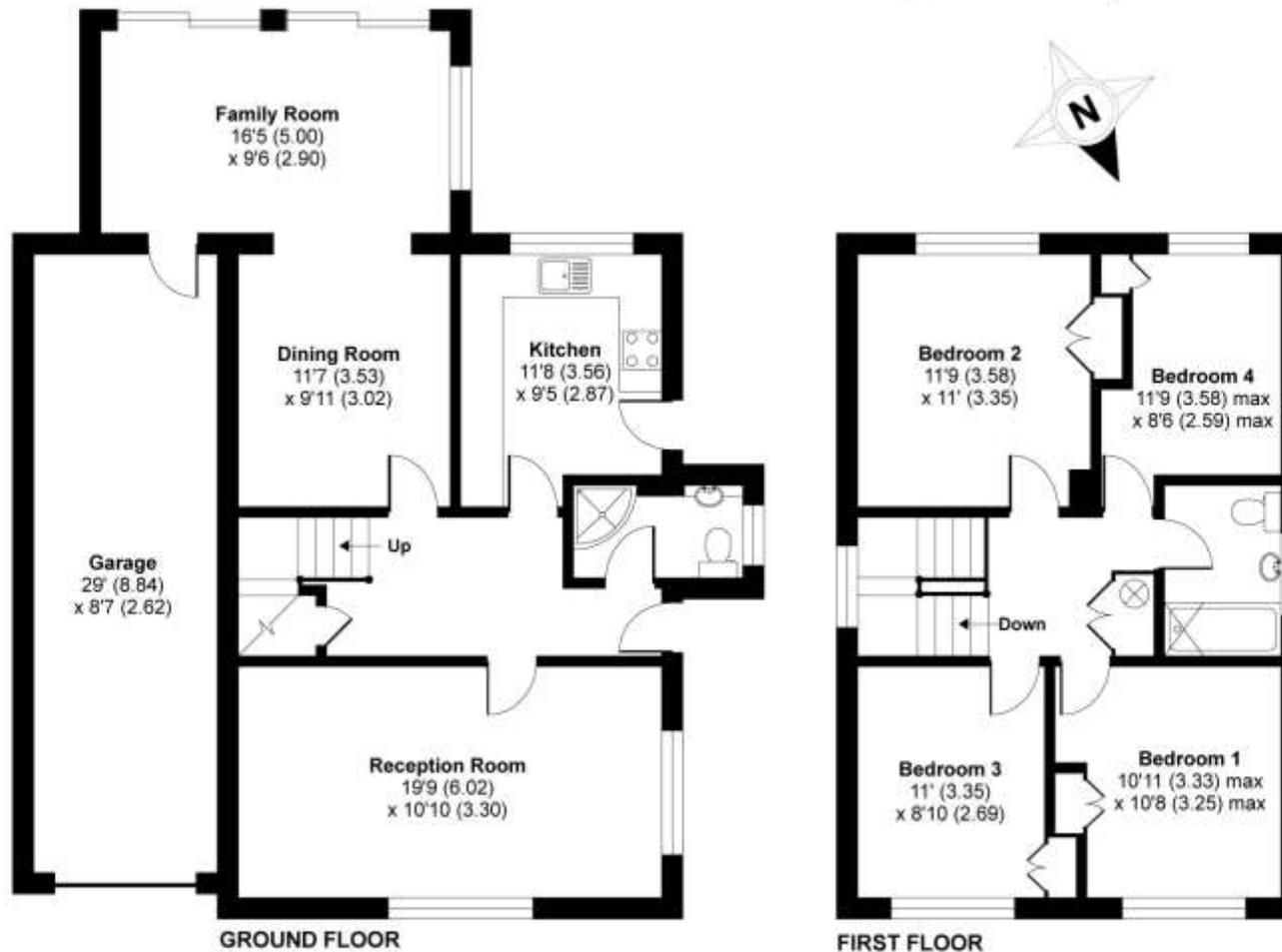
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation (solid floor)	£4,000 - £6,000	£ 255	👉
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33	✅
3 Hot water cylinder thermostat	£200 - £400	£ 216	✅

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

39 Penwood Heights, Penwood, Highclere, Newbury, RG20 9EZ

APPROX. GROSS INTERNAL FLOOR AREA 1675 SQ FT 155.6 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Brunsden REF : 196814

01635 255501 property@brunsden.com www.brunsdens.com

The Old Axe & Compass, East End, Newbury RG20 0AA

