



Brunsd
ASSOCIATES 

3 The Council Houses, Heath End, Newbury, RG20 0AU

Guide Price: £330,000

A beautifully presented three bedroomed home in a sought after hamlet south of Newbury

Entrance hall, reception room with wood burner, kitchen/breakfast room, inner lobby, conservatory/utility room, bathroom with white three piece suite, three first floor bedrooms, boarded loft with ladder, parking, south-west facing rear garden, further separate garden

THE PROPERTY

The current vendors have much improved and modernised the property to provide a beautifully presented family home in a stunning semi-rural location. The accommodation comprises reception room with wood burner opening to the refitted kitchen/breakfast room with Corian work surfaces, inner lobby with cupboard housing the boiler and further doors leading to the refitted bathroom and conservatory/utility room also with Corian work surfaces. On the first floor there are three bedrooms, two have built-in storage and the loft has been fitted out as a hobbies room with ladder, two velux windows, heating, light and power.

OUTSIDE

The front garden is open plan with hardstanding providing off road parking, small lawn area and pathway to the front door. The south-west facing rear garden is mainly laid to lawn with a raised decked area to the rear overlooking fields. Additional garden to the side ideal for use as a vegetable plot.

LOCATION

Heath End is a popular, quiet hamlet to the south west of Newbury. There are good communications in the area with easy access to the A34 and M4. The market town of Newbury is close by and offers good shopping, leisure and recreational facilities including theatre, golf courses, horse racing and has many fine restaurants and hotels. Newbury 6 miles (London Paddington 50 minutes). M4 (J 13) 9 miles. A34 2 miles. Whitchurch 13 miles (London Waterloo 60 minutes). Please note, distances and times approximate.

DIRECTIONS

Leave Newbury via the A343 Andover Road. Pass through Wash Common and past Park House School. Proceed down the hill and turn right signposted Ball Hill/West Woodhay. Continue along this road past the Furzebush public house into Ball Hill. Turn second left for Heath End. Continue past the village hall on the left and just after the sharp left hand bend before the hill 3 The Council Houses 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 C** with tax payable of **£1,405.64** for the period 2018/2019.

SERVICES

Mains water and electricity, private 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



3 Council Houses, Heath End, NEWBURY, RG20 0AU

Dwelling type: Mid-terrace house Reference number: 0959-2830-6271-9628-7621
 Date of assessment: 20 March 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 March 2018 Total floor area: 77 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

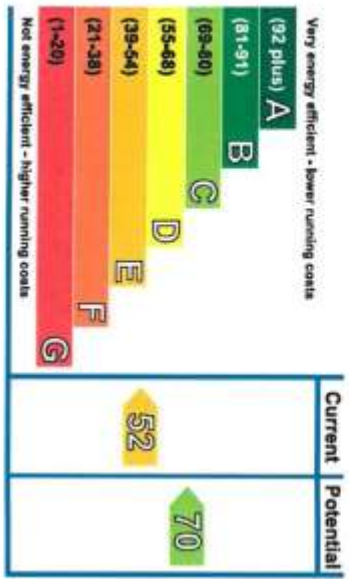
Estimated energy costs of dwelling for 3 years:	£ 3,636
Over 3 years you could save	£ 522

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 180 over 3 years	
Heating	£ 2,691 over 3 years	£ 2,562 over 3 years	
Hot Water	£ 588 over 3 years	£ 372 over 3 years	
Totals	£ 3,636	£ 3,114	

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

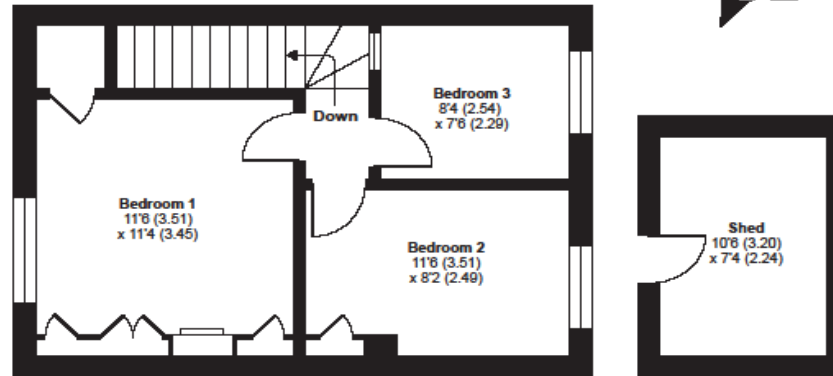
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 174
2 Low energy lighting for all fixed outlets	£50	£ 147
3 Solar water heating	£4,000 - £6,000	£ 126

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

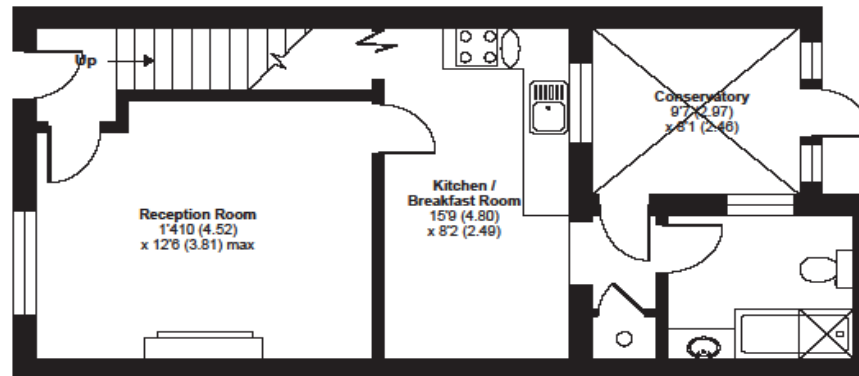
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Heath End, Newbury, RG20

APPROX. GROSS INTERNAL FLOOR AREA 921 SQ FT 85.5 SQ METRES (EXCLUDES SHED)



FIRST FLOOR



GROUND FLOOR

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.

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