



**Brunsdon**  
ASSOCIATES 

40 Maple Crescent, Newbury, RG14 1LR

**Guide Price: £385,000 – Freehold**

**A beautifully presented 3 bedrooed semi detached house convenient to the town centre**

**Entrance hall, cloakroom, sitting room, dining room, 3 bedrooms, kitchen, outside utility room, family bathroom, garden shed, gated parking for several cars**

#### **THE PROPERTY**

40 Maple Crescent is a 1950's house which was modernised in 2012 in a contemporary style to a very high standard. Improvements include new windows and doors, soffits, guttering, new boiler, fencing, creation of a cloakroom, bathroom and new kitchen which includes integrated dishwasher and integrated separate fridge and freezer. The house is now very light with neutral decoration throughout and a Travertine floor running through the reception hall and cloakroom.

#### **OUTSIDE**

Just as much care has been taken on the exterior of the property, with new fencing and gravelled driveway. The house is approached through a five bar gate onto a large driveway with parking for several cars. Gated access leads to the rear of the house which is laid to lawn with a stone patio and an area of decking. There is a garden shed, outside lighting, taps and power point.

#### **LOCATION**

Newbury itself is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, direct rail links to London Paddington and offers excellent road communications with easy access to the A4, A34 and M4 at junction 13.

#### **DIRECTIONS**

Leave Newbury on A4 heading to Hungerford. After the Robin Hood roundabout take the next turning on the right into Dolmon Road. At the roundabout take the first exit and No. 40 will be found immediately on the right.

#### **COUNCIL TAX**

We have been informed by West Berkshire District Council that the property is in **Band C** with tax payable of **£1,502.97** for the period 2017/2018.

#### **SERVICES**

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

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunnsden Associates.

**01635 255501 [property@brunnsden.com](mailto:property@brunnsden.com) [www.brunnsden.com](http://www.brunnsden.com)**

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden 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



40, Maple Crescent, NEWBURY, RG14 1LR

Dwelling type: Semi-detached house

Date of assessment: 04 December 2013

Date of certificate: 05 December 2013

Reference number: 8687-6422-6519-0244-0906

Type of assessment: RdSAP, existing dwelling

Total floor area: 92 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,010</b>
<b>Over 3 years you could save</b>	<b>£ 390</b>

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 318 over 3 years	£ 159 over 3 years
Heating	£ 1,344 over 3 years	£ 1,239 over 3 years
Hot Water	£ 348 over 3 years	£ 222 over 3 years
<b>Totals</b>	<b>£ 2,010</b>	<b>£ 1,620</b>

**You could save £ 390 over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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

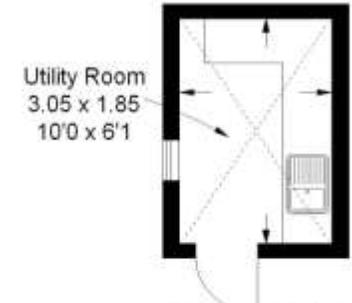
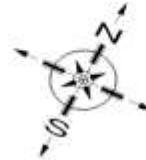
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 135	✓
2 Low energy lighting for all fixed outlets	£85	£ 138	
3 Solar water heating	£4,000 - £6,000	£ 117	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

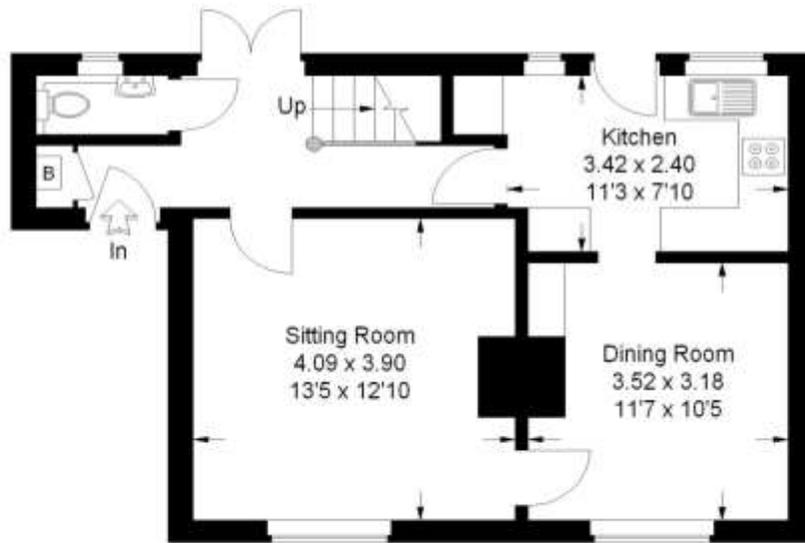
# 40 Maple Crescent, Newbury, RG14 1LR

Approximate Gross Internal Area = 93 sq m / 1001 sq ft  
 Outbuilding = 6 sq m / 64 sq ft  
 Total = 99 sq m / 1066 sq ft



Utility Room  
 3.05 x 1.85  
 10'0" x 6'1"

(Not Shown In Actual Location / Orientation)  
**Outbuilding**



**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5 m / 5'0"

FLOORPLANZ © 2013 0845 6344080 Ref 120600

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.