



**Brunsd**  
ASSOCIATES 

8 Sutherlands, Wash Common, Newbury, RG14 7RL

## Guide Price: £419,950 – Freehold

A well presented three bedroom link-detached family home with a pretty south-east facing rear garden situated in a popular close on the south side of Newbury conveniently placed for good schools in the area

Entrance hall, cloakroom, kitchen, generous reception room, separate dining room with patio doors to the garden, three bedrooms, bathroom, garage with utility area and personal door to garden, driveway parking, enclosed south-east facing rear garden

### THE PROPERTY

This surprisingly spacious property offers well planned accommodation arranged over two floors. On the ground floor the entrance hall has a useful deep cloaks cupboard and a cloakroom fitted with a white two piece suite. There is a generous reception room with patio doors to the front and a separate dining room with patio doors leading out to the rear garden. The kitchen is fitted with a range of modern wall and base units with inset hob, extractor hood over and a built-in double oven. Complimented by three generous bedrooms all with built-in storage and family bathroom on the first floor. The property provides plenty of useful storage with a utility area in the garage. It is well presented but offers potential for further improvement.

### OUTSIDE

To the front of the property is a driveway providing off road parking for several vehicles in front of the garage. The front garden is mainly laid to lawn with flower and shrub beds. There is a very pretty enclosed rear garden with a paved patio and small retaining wall leading to the lawn and well stocked flower beds with a variety of mature shrubs, plants and small trees. There is a door from the garden into the garage.

### LOCATION

Wash Common is a sought after area to the south of the town with good Primary and Secondary Schools, being in walking distance of Falkland Primary and also both Park House and St. Bart's. There is a small parade of shops for everyday needs nearby and also a health centre, dental surgery, library and a David Lloyd club. About 2 miles to the north is Newbury town centre which has a vast array of shops, hotels, restaurants, public houses, a racecourse, golf courses and leisure facilities. Communications are excellent with main line station from Newbury into London Paddington in under an hour. The A34 is approximately 1 ½ miles away.

### DIRECTIONS

From Newbury head south on the A339 turn right at the roundabout by Halfords onto St Johns Road. At the next roundabout take the second exit onto the A343 and once on this road proceed to the top turning left at the mini-roundabouts into Monks Lane and Sutherlands will be found after a short distance on the left hand side, follow the road round to the right and No 8 will be found after a short distance on the right.

### COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band E** with tax payable of **£ 2,269.39** for the period 2019/2020.

### VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://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



## 8, Sutherlands, NEWBURY, RG14 7RL

**Dwelling type:** Detached house  
**Date of assessment:** 14 March 2019  
**Date of certificate:** 14 March 2019

**Reference number:** 9248-6071-7227-6031-3900  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 107 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

### Estimated energy costs of dwelling for 3 years:

<b>Over 3 years you could save</b>	<b>£ 3,114</b>
	<b>£ 1,239</b>

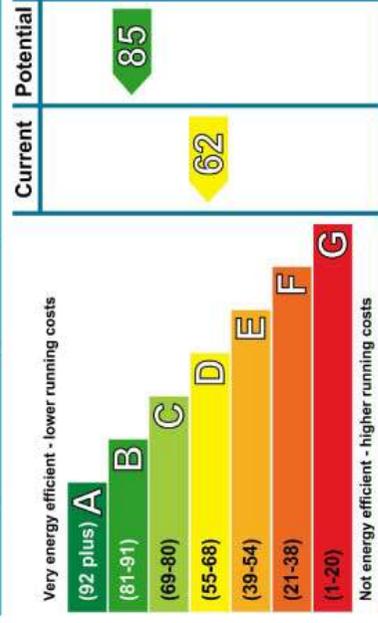
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 216 over 3 years	£ 216 over 3 years	
<b>Heating</b>	£ 2,457 over 3 years	£ 1,437 over 3 years	
<b>Hot Water</b>	£ 441 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 3,114</b>	<b>£ 1,875</b>	

**You could save £ 1,239 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

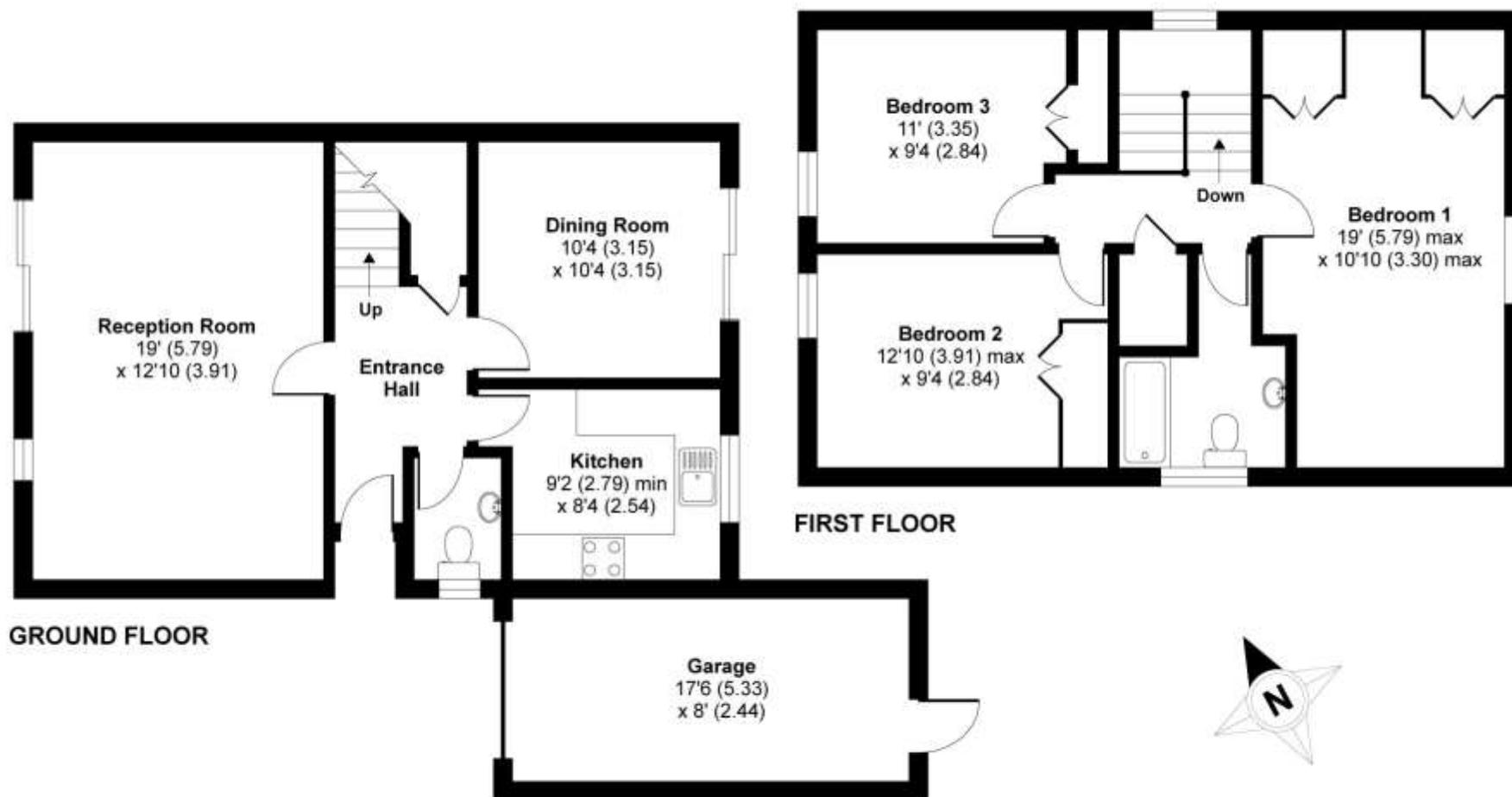
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 588
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 210
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 84

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](http://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.

# 8 Sutherlands, Newbury, RG14 7RL

APPROX. GROSS INTERNAL FLOOR AREA 1292 SQ FT 120 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.

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