



Brunsd
ASSOCIATES 

The Cottage, The Chantry, West Mills, Newbury, Berkshire, RG14 5HG

Guide Price: £220,000 – Freehold

A recently refurbished one bedroom cottage situated in a desirable location just a few minutes walk from the town centre with one allocated parking space. Offered with sale with no onward chain.

Reception room, re-fitted kitchen, landing, double bedroom with built-in wardrobe, bathroom with white suite, new fitted carpets and laminate flooring, gas central heating with new boiler, all new double glazed external doors and windows, allocated parking.

THE PROPERTY

Conveniently placed for the town centre and its amenities this charming one bedroom property has recently been updated and provides well presented accommodation throughout. The reception room has laminate flooring and leads to the modern refitted kitchen with a built-in range of wall mounted and base units, fitted electric oven with hob and extractor fan over. There is also a rear door opening to a shared yard. On the first floor the landing has a deep airing cupboard with slatted shelving and doors to the double bedroom and bathroom. There are newly fitted carpet to the stairs, landing and bedroom. An ideal retirement, first time buy or buy to let property.

OUTSIDE

To the front is a small paved garden with retaining wall leading to the front door. There is a small shared outside area to the rear. The property also benefits from an allocated parking space.

LOCATION

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

DIRECTIONS

From Bartholomew Street in central Newbury turn left into Craven Road and take the first turning on the right into Odd Fellows Road. Turn left at the end into West Mills. The courtyard to The Chantry will be found after a short distance on the left hand side and The Cottage is situated in the left hand corner.

COUNCIL TAX

We have been informed by West Berkshire Borough Council that the property is in **Band B** with tax payable of **£1,315.00** for the period 2018/2019.

SERVICES

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

VIEWING

By strict appointment with the vendors Sole Agents Brunsdens Associates.

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

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdens 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. One of the vendors is known to the partners.





Energy Performance Certificate



The Cottage The Chantry, West Mills, NEWBURY, RG14 5HG

Dwelling type:	Mid-terrace house	Reference number:	2588-1069-7212-5266-5924
Date of assessment:	28 February 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	01 March 2018	Total floor area:	46 m ²

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

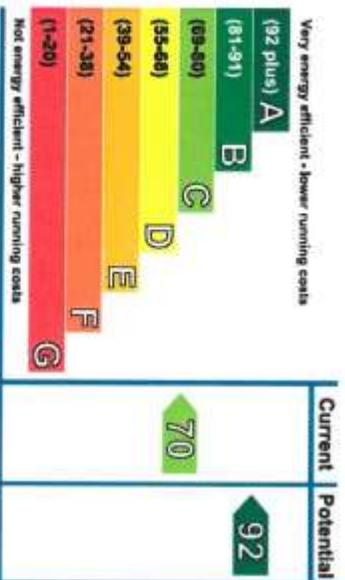
Estimated energy costs of dwelling for 3 years: **£ 1,413**

Over 3 years you could save **£ 342**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 114 over 3 years	
Heating	£ 990 over 3 years	£ 819 over 3 years	
Hot Water	£ 213 over 3 years	£ 138 over 3 years	
Totals	£ 1,413	£ 1,071	

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

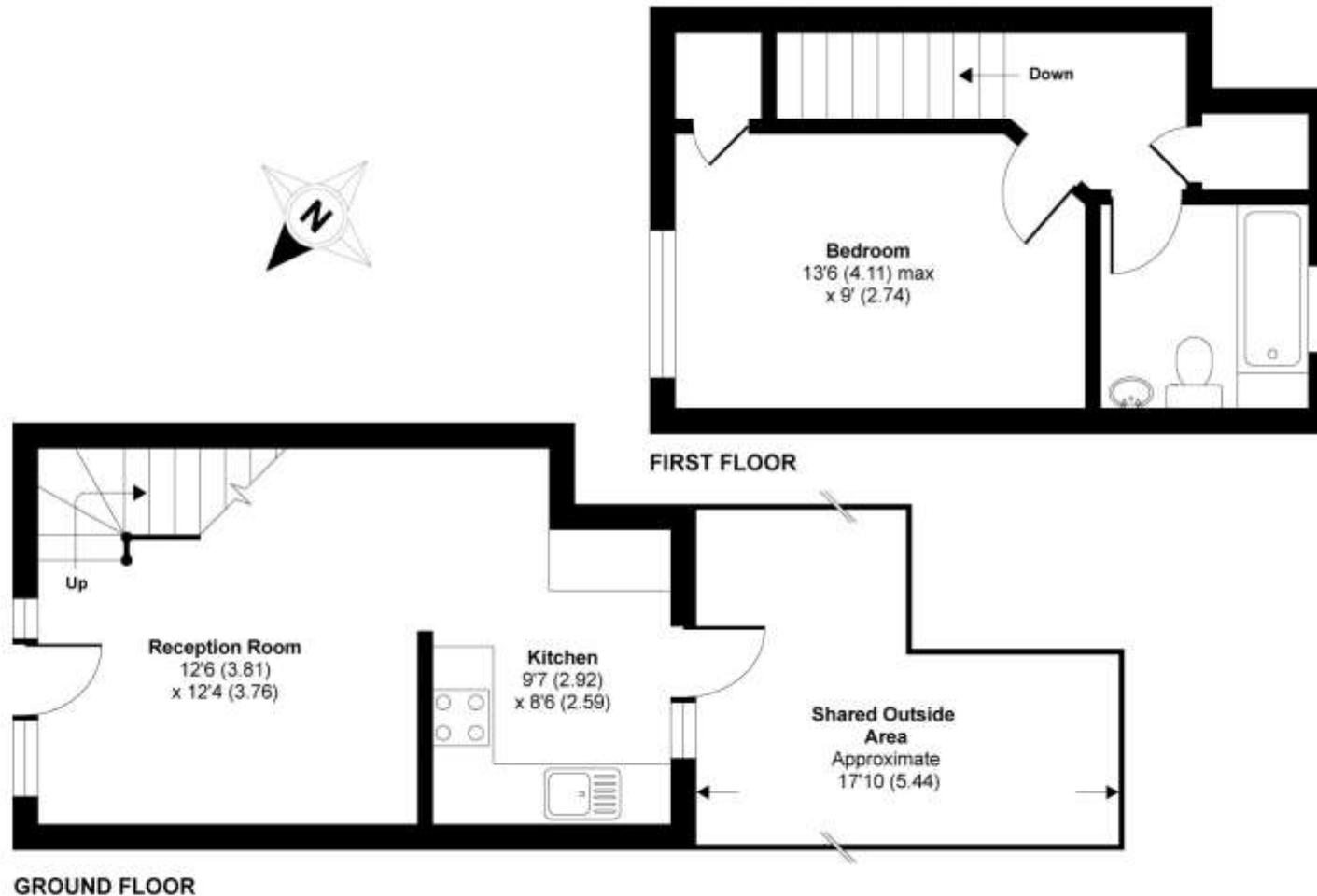
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 126
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 51
3 Low energy lighting for all fixed outlets	£25	£ 84

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 492 SQ FT 45.7 SQ METRES



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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