



Brunsd
ASSOCIATES 

4 Sutherlands, Wash Common, Newbury, RG14 7RL

Guide Price: £450,000 – Freehold

A well presented four bedroom detached family home with a corner plot garden situated in a popular close on the South side of Newbury conveniently placed for good schools in the area

Enclosed porch, entrance hall, cloakroom, re-fitted stylish kitchen, lean-to conservatory, dining area open to the sitting room, four bedrooms, re-fitted bathroom with Spa corner bath and separate shower, garage with workshop/shed, driveway parking, part-walled garden to the rear and side, further gated parking area

THE PROPERTY

This stylish property offers well planned accommodation arranged over two floors. The re-fitted kitchen has a range of wall and base units incorporating integrated appliances and opens to a small lean-to conservatory. There is a formal dining area with archway to the sitting room and patio window opening to the garden. The cloakroom is fitted with a white two piece suite. On the first floor there are four generous bedrooms with the master bedroom having a range of built-in wardrobes and drawers. There is also a refitted bathroom which is tiled and fitted with a white suite and a separate shower and bath, it also benefits from underfloor heating. The property provides plenty of storage, one cupboard in the entrance hall houses the water softener.

OUTSIDE

To the front of the property is a blocked paved driveway providing off road parking for several vehicles. The corner plot garden is mainly to the side of the property which is south facing and laid to lawn inset with flower beds and a range of mature shrubs, plants and a tree. The garage is at the end of the garden with a personal door to the workshop/shed. There is gated access with a further parking area leading to 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 No 4 is 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 **£ 2,066.59** for the period 2017/2018.

SERVICES

Mains water and electricity, mains drainage. Gas central heating.

VIEWING

By strict appointment with the vendors Sole Agents Bruntsden Associates. **01635 255501** property@bruntsden.com www.bruntsden.com

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



4, Sutherlands, NEWBURY, RG14 7RL

Dwelling type: Detached house
 Date of assessment: 22 June 2017
 Date of certificate: 23 June 2017

Reference number: 8102-7525-2229-0827-2633
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 114 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: **£ 3,873**

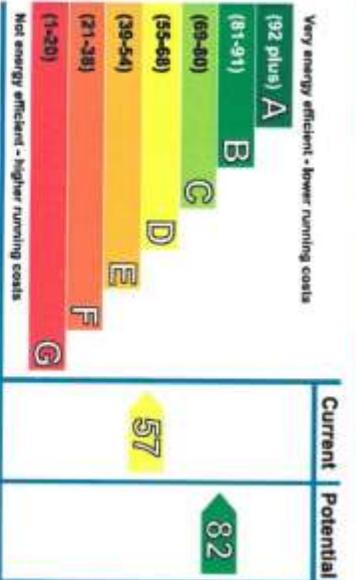
Over 3 years you could save **£ 1,566**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 207 over 3 years	
Heating	£ 3,249 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 336 over 3 years	£ 228 over 3 years	
Totals	£ 3,873	£ 2,307	You could save £ 1,566 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 Increase loft insulation to 270 mm	£100 - £350	£ 90	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,074	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 222	✓

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 1396 SQ FT 129.6 SQ METRES (INCLUDES GARAGE & EXCLUDES SHED)



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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