

**THE ANNEXE
GLENCROSS
MOUNT ROAD
HIGHCLERE
NEAR NEWBURY
RG20 9QZ**



TO LET - £775.00 pcm plus Bills

Available – Immediately

A two bedroom cottage forming part of a larger property set in a sought after village to the South of Newbury

Enclosed porch with quarry tiled floor, dining room/kitchen, reception room with stairs to first floor, two bedrooms, bathroom, garden and parking

THE PROPERTY

This two bedroom cottage is located down a private driveway with off road parking and gardens to front and rear. The accommodation is arranged over two floors comprising an enclosed porch with quarry tiled floor, dining room/kitchen fitted with wall and base units, reception room with open fireplace and patio doors to the garden on the ground floor. Stairs from the reception room lead to the first floor landing with two generous bedrooms and the bathroom which is fitted with a white three piece suite.

OUTSIDE

The gardens to the front and rear are mainly laid to lawn. There is also off street parking.

DIRECTIONS

From Newbury head South on the A343, Andover Road and proceed out of Newbury passing under the Bypass bridge. Remain on this road and continue into the village of Highclere. Once in the village turn right into Mount Road and after passing the turning to Tubbs Lane on your left the driveway for Glencross will be found, the property is the left.

LOCATION

Highclere is a popular and delightful village south of Newbury. The Red House pub and local schools are within easy walking distance. Nearby Woolton Hill has a village shop/post office, primary schools, health centre and village pub. Further facilities can be found in Newbury town centre which is some 4 miles north with mainline station to Paddington (55 minutes). Whitchurch, some 15-20 minutes drive away has mainline trains to London Waterloo (just over 1 hour).

SERVICES

Mains water and drainage, electric storage heaters.

Admin Fee £125 per applicant non-refundable. Deposit 1.5 months rent (£1,162.50) A holding deposit is usually required to secure the property.

COUNCIL TAX

We are advised by Basingstoke & Deane Borough Council that the property is rated **Band B** for the purpose of Council Tax with tax payable of **£1,232.10** for the year 2018/19.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates.

Tel: 01635 255501. Website: www.brunsdon.com

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Energy Performance Certificate



Glencross Annexe, Mount Road, Highclere, NEWBURY, RG20 9QZ

Dwelling type: Semi-detached house
 Date of assessment: 05 June 2018
 Date of certificate: 21 June 2018
 Reference number: 0258-3064-6296-6878-2970
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 75 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:	£ 4,431
Over 3 years you could save	£ 2,814

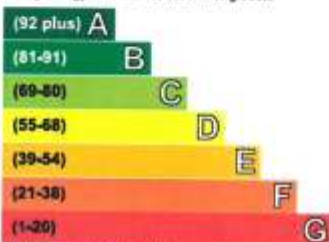
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 159 over 3 years	
Heating	£ 3,696 over 3 years	£ 1,251 over 3 years	
Hot Water	£ 561 over 3 years	£ 207 over 3 years	
Totals	£ 4,431	£ 1,617	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
40	85

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	£ 105
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,359
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 258

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.