

**THE REAR ANNEXE
WAYSIDE
BALL HILL
NEWBURY
RG20 0NY**



TO LET - £625 PCM (includes council tax and water rates)
Furnished - single professional person only

A very smart self-contained one bedroom annexe with lovely views from the rear over open countryside.

Side access with personal door, kitchen with white goods, reception room, double bedroom, shower room with double shower cubicle, courtyard garden, off street parking.

THE PROPERTY

A beautifully presented self-contained one bedroom ground floor annexe situated in a favoured village to the South of Newbury. The furnished accommodation comprising:-

KITCHEN

Modern well planned kitchen with white goods comprising washer/dryer, fridge/freezer, oven and hob, microwave. Tiled floor.

RECEPTION ROOM

Window overlooking fields to the rear. Sofa, arm chair, table and chairs, coffee table, TV and cabinet.

BEDROOM

Sky light window. Double bed, wardrobe and two chest of drawers. Airing cupboard.

SHOWER ROOM

Double shower cubicle, wash hand basin and low level WC.

OUTSIDE

There is parking to the front of the property with gated access leading to a gravel courtyard area and to the front door.

DIRECTIONS

From Newbury head South on the A343 Andover Road and head out of the town turn right signposted Wash Water and Ball Hill. Continue on this road for several miles and after passing Yew Tree Garden Centre take the next turning on the left signposted to Woolton Hill. The property will be found after a short distance on the left hand side. Turn into Wayside and the gate to the property will be found directly in front of you..

LOCATION

Ball Hill is to the south of Newbury in catchment for an excellent Primary School. Access to good road links are close to hand with the A34 (by-pass) about 2 miles away connecting to A34 north/south, M4 east/west and M3 east/south west. There are further facilities in Woolton Hill with a Health Centre, shop/Post Office and pub restaurant, with major facilities available in Newbury some 5 miles north and an abundance of footpaths and bridle paths in the immediate vicinity. Newbury Station is about 5 miles with services to London Paddington in under an hour, Whitchurch Station is approximately 8 miles away with services to London Waterloo in just over an hour.

COUNCIL TAX

The council tax and water rates are included in the rent.

VIEWING

By strict appointment with the Sole Agents Brunsdon Associates.

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

Admin Fee £125 per applicant non refundable. Deposit 1.5 months rent (£937.50). A £500 holding deposit is usually required to secure the property.

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



Energy Performance Certificate



The Rear Annex, Wayside, Ball Hill, NEWBURY, RG20 0NY

Dwelling type: Semi-detached bungalow Reference number: 8158-7926-5640-9826-1922
 Date of assessment: 28 June 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 June 2018 Total floor area: 30 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

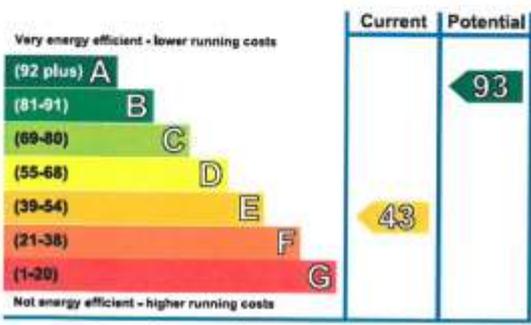
Estimated energy costs of dwelling for 3 years:	£ 2,613
Over 3 years you could save	£ 1,446

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 81 over 3 years	
Heating	£ 2,055 over 3 years	£ 894 over 3 years	
Hot Water	£ 423 over 3 years	£ 192 over 3 years	
Totals	£ 2,613	£ 1,167	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 300
2 Low energy lighting for all fixed outlets	£20	£ 36
3 High heat retention storage heaters	£800 - £1,200	£ 834

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.