

75 MANDARIN DRIVE  
NEWBURY  
RG14 7WE



To Let - £1,100 per calendar month + bills

A spacious 3 bedroom town house recently re-decorated throughout in a convenient location near Newbury Racecourse

To suit professional person/couple only - No pets

Available – End of April

Entrance hall, cloakroom, sitting room, kitchen/dining room, bedroom with en suite shower, 2 further bedrooms, bathroom, garden, single garage and parking.

## DIRECTIONS

From the Robin Hood roundabout in Newbury proceed south. At the second roundabout by Halfords take the first turning. At the next roundabout take the right (second turn) signposted Racecourse. Turn left for the Racecourse and proceed over the next mini roundabout. Just past the racecourse there is a turning on the left for Mandarin Drive proceed all the way along the road and turn to the left and No 75 is found on the left hand side almost at the end of Mandarin Drive.

## THE PROPERTY

A modern well presented three bedroom surprisingly spacious mid-terrace house recently re-decorated throughout. With good sized rooms there is a downstairs cloakroom, sitting room and kitchen/dining room. The kitchen is equipped with a fridge/freezer, built in electric oven with gas hob and extractor over, dishwasher and washing machine.

The master bedroom has an en suite shower and there are 2 further bedrooms, the accommodation is well planned.

To the front of the property is a small border with plants and the rear garden is enclosed with a gate to the parking space and door to the single garage.

## LOCATION

Situated close to Newbury Racecourse, the Town Centre and Newbury Station with services to London Paddington in under an hour. Newbury offers a good range of day to day shopping, banking and recreational facilities. There are also many other first class hotels, restaurants and golf courses in the area.

## COUNCIL TAX

We have been advised that the property is in **Band D** with tax payable of **£1,787.27** for the period 2018/19.

## SERVICES

Mains water, electricity and drainage. Gas central heating.

## VIEWING

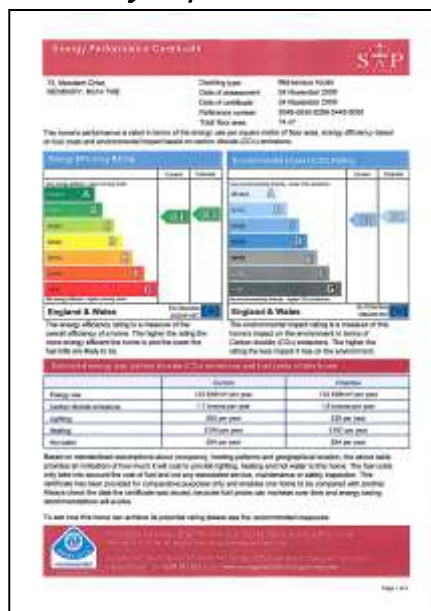
By strict appointment with the vendors Sole Agents Brunsdon Associates.

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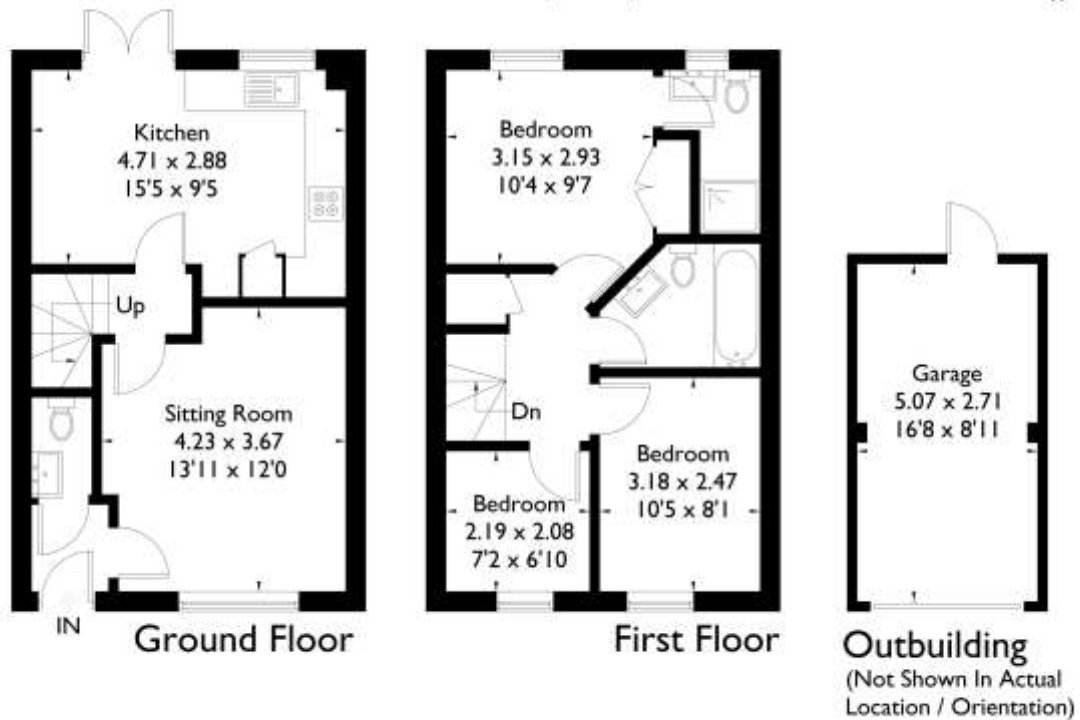
**Admin Fee £125 per applicant non refundable. Deposit 1.5 months rent (£1,650).  
A £500 holding deposit is usually required to secure the property.**





### 75 Mandarin Drive, Newbury, RG14 7WE

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 87.2 sq m / 938 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 141901

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

#### 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 warrants as to the statements in these particulars which are a general guide only.