

12 ESSEX STREET  
WASH COMMON  
NEWBURY  
RG14 6QN



***TO LET - £950 per calendar month + bills***  
***Available immediately***

***To suit professional couple. No pets or smokers***

***A 2 bedroom mid terrace with entrance lobby, sitting room, kitchen/breakfast room, bathroom, garage and gardens***

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## THE PROPERTY

A mid terrace home recently refurbished to a good standard, situated a short distance from local shops in the sought after area of Wash Common. The property benefits from gas fired central heating to radiators, two good sized bedrooms and upstairs bathroom. The garden is private and there is a garage to the rear of the property.

## LOCATION

Wash Common is a pleasant suburb and has a range of shops, Health Centre and Dental Surgery within walking distance. Newbury town centre is close by with mainline station service to London Paddington within an hour. There is a regular bus service to the Town Centre and other locations from the shopping area.

## OUTSIDE

The front garden is laid to lawn with path to front door. To the rear there is a patio with lawned area and fencing to either side, path leading to garage gate and rear access.

## DIRECTIONS

From Newbury town centre proceed out of town on the A343 Andover Road at the mini roundabout turn right into Essex Street. The property will be found on the right hand side just before the turning into Falkland Garth. From the A34 leave at Highclere/Wash Common continue on the A343 to Newbury and at the mini roundabout turn left into Essex Street and the property will be found on the right as above.

## RATES

We have been informed by West Berkshire Council that the property is in **Band C** with rate payable of **£1,502.97** for 2018/19.

## VIEWING

By strict appointment with the vendors Sole Agents **Brunsdon Associates**.

[property@brunsden.com](mailto:property@brunsden.com)

01635 255501

[www.brunsdon.com](http://www.brunsdon.com)

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. 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.

***Admin Fee £125 per applicant non refundable. Deposit 1.5 months rent (£1,425).  
A £500 holding deposit is usually required to secure the property.***



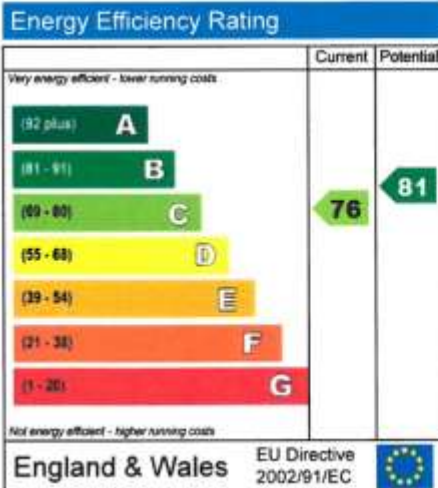
# Energy Performance Certificate



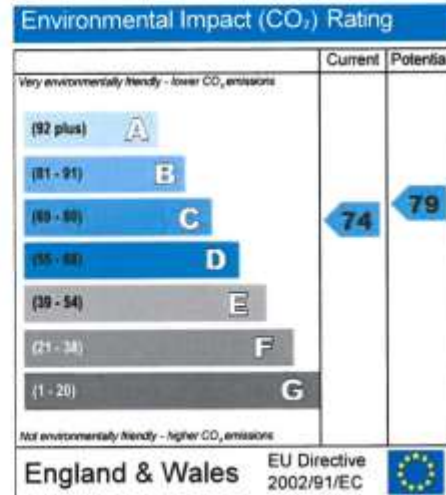
12, Essex Street  
NEWBURY  
RG14 6QN

Dwelling type: Mid-terrace house  
Date of assessment: 15 December 2009  
Date of certificate: 15-Dec-2009  
Reference number: 9458-8907-6262-7701-8090  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 61 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	207 kWh/m <sup>2</sup> per year	163 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.1 tonnes per year	1.6 tonnes per year
Lighting	£40 per year	£ 30 per year
Heating	£330 per year	£ 271 per year
Hot water	£87 per year	£ 82 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance