



**Brunsdan**  
ASSOCIATES 

2 Saddleback Cottages, Broadlayings, Woolton Hill, RG20 9TP

**TO LET - £1,100 PCM plus bills - Available early May – Ideal for professional couple – No Pets or Smokers**

**A beautifully presented semi-detached house which is set in the heart of this prime village to the south of Newbury with local amenities close by**

**Cloakroom, sitting room, kitchen/breakfast room, two double bedrooms, en-suite shower room, family bathroom, gardens to front & rear, garage, parking**

#### **THE PROPERTY**

This very stylish property has been finished to a very high specification providing very light and spacious accommodation through-out. The well planned kitchen/breakfast room is fitted with modern wall and base units with integrated appliances and the sitting room has patio doors opening to the rear garden. There is also a cloakroom on the ground floor. On the first floor the bedrooms are both doubles with an en suite to the master bedroom and further bathroom with shower.

#### **OUTSIDE**

The property is approached via a driveway with parking which leads to the garage. There is a lawn to the side and hedging along the post and rail fence to the front. To the rear is a paved patio area with a door to the side to access the garage. The gardens are mainly laid to lawn and there is closed board fencing to the boundaries.

#### **DIRECTIONS**

From Newbury Town Centre take the A343 Andover Road south towards Andover. After leaving the town and passing under the A34 bypass turn right at the crossroads signed to Woolton Hill. Follow the road to the first left hand bend and turn right into Broadlayings. Follow this road around to the crossroads just before the Post Office and turn right. 2 Saddleback Cottages will be found a short way down on the right hand side.

#### **THE LOCATION**

Broadlayings and Woolton Hill are highly desirable villages some 5 miles to the south of Newbury. They have all the requirements for daily living with a health centre, tennis club and a monthly village market. The village shop/Post Office and a pub/restaurant are a couple of minutes walk from the property. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitechurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approximately 35 miles and Heathrow 45 miles.

#### **SERVICES**

Mains electricity, water and drainage. Electric central heating to radiator system.

#### **COUNCIL TAX**

We are advised by Basingstoke & Deane Borough Council that the property is in **Band D** with Council Tax payable of **£1,581.34** for the year 2018/19.

*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.*

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates Tel: 01635 255501

**Website: [www.brunsdon.com](http://www.brunsdon.com) Email: [property@brunsdon.com](mailto:property@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 warranty as to the statements in these particulars which are a general guide only.



# Energy Performance Certificate

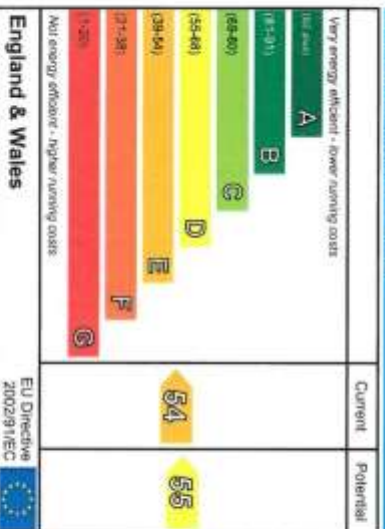


2 Saddleback Cottages Broadlayrings  
Woolton Hill  
NEWBURY  
Berkshire  
RG20 9TP

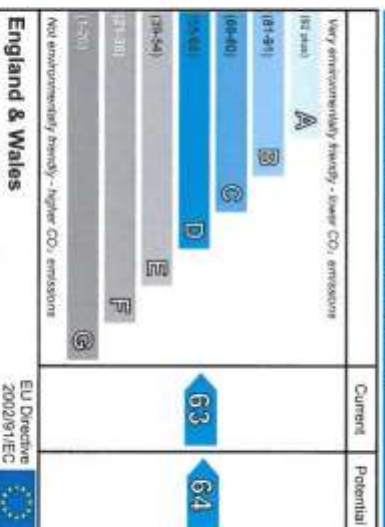
Dwelling type: Semi-detached house  
Date of assessment: 01 July 2009  
Date of certificate: 01 July 2009  
Reference number: 8851-6023-6840-8459-9002  
Total floor area: 74 m<sup>2</sup>

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.

## Energy Efficiency Rating



## Environmental Impact Rating (CO<sub>2</sub>)



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	291 kWh/m <sup>2</sup> per year	287 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	3.2 tonnes per year
Lighting	£66 per year	£40 per year
Heating	£504 per year	£517 per year
Hot water	£181 per year	£181 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

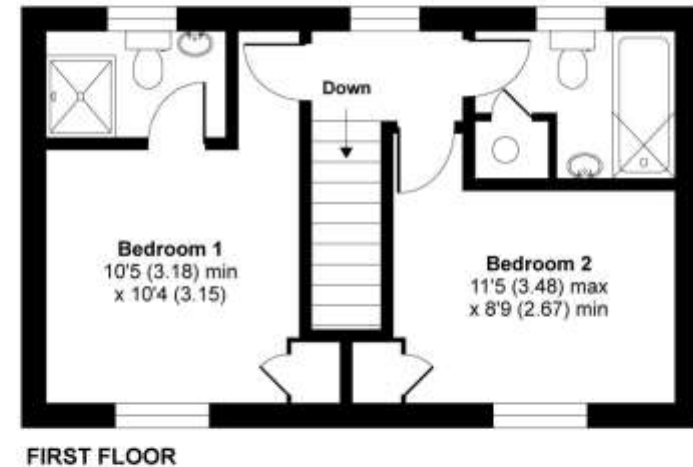
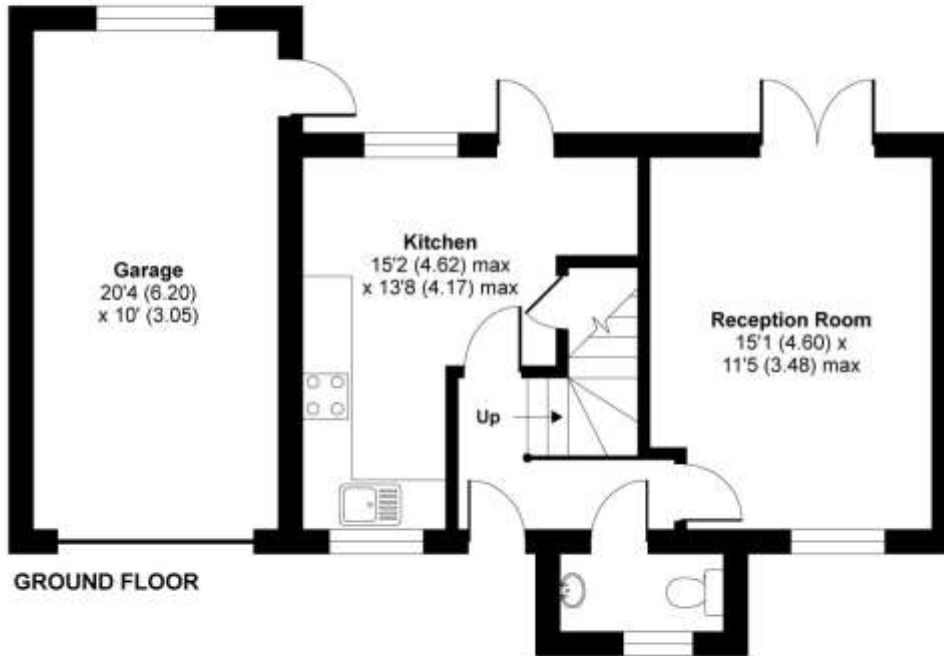
To see how this home can achieve its potential rating please see the recommended measures.



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.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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APPROX. GROSS INTERNAL FLOOR AREA 1024 SQ FT 95.1 SQ METRES (INCLUDES GARAGE)



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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