



Brunsdan
ASSOCIATES 

5 Sunley Close, Wash Common, Newbury, RG14 6NN

Guide Price: £535,000 – Freehold

A very spacious extended 1960s detached 4 bedroomed house in a very popular location set in a large mature plot

Entrance porch, entrance hall, cloakroom, dining room, sitting room with open fireplace, large garden room/conservatory, L-shaped kitchen/breakfast room, utility room, master bedroom with built-in wardrobes & en-suite bath/shower, guest bedroom with en-suite shower, 2 further double bedrooms, family bathroom, double garage, store & shed

THE PROPERTY

A solidly built and sensibly extended family sized house now in need of some updating but with great scope and enjoying larger than average mature grounds. Total Plot is a quarter of an acre and the square footage is over 2,400 sq ft.

OUTSIDE

The garden is a real feature of the property with a sunny aspect. The total plot extends to some quarter of an acre comprising mature front garden and good sized totally private rear garden with lawns and mature shrubs and borders. The tarmac driveway leads to a double garage.

LOCATION

Wash Common is a sought after area to the south of the town with good Primary and Secondary Schools. The house is in walking distance of Falkland Primary and also both Park House and St. Bart's. There is a small parade of shops for everyday needs nearby and also a health centre, dental surgery and library. About 2 miles to the north is Newbury town centre which has a vast array of shops, hotels, restaurants, public houses, a racecourse, golf courses and leisure facilities. Communications are excellent with main line station into London Paddington in under an hour. The A34 is about 1 ½ miles away with access to the M4 & M3.

DIRECTIONS

Leave Newbury Town Centre on the A343 Andover Road. Turn left into Warren Road just after St. George's Church then turn first right into Sunley Close and number 5 is at the end on the left hand side.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band F** with tax payable of **£2,581.60** for the period 2018/19.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** property@brunsden.com 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 warranty as to the statements in these particulars which are a general guide only.

NB. Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.





Energy Performance Certificate



5, Sunley Close, NEWBURY, RG14 6NN

Dwelling type: Detached house
 Date of assessment: 20 June 2018
 Date of certificate: 20 June 2018

Reference number: 8706-7705-2829-3127-6683
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 178 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: **£ 4,509**
Over 3 years you could save **£ 1,080**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 345 over 3 years	
Heating	£ 3,741 over 3 years	£ 2,829 over 3 years	
Hot Water	£ 423 over 3 years	£ 255 over 3 years	
Totals	£ 4,509	£ 3,429	You could save £ 1,080 over 3 years

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

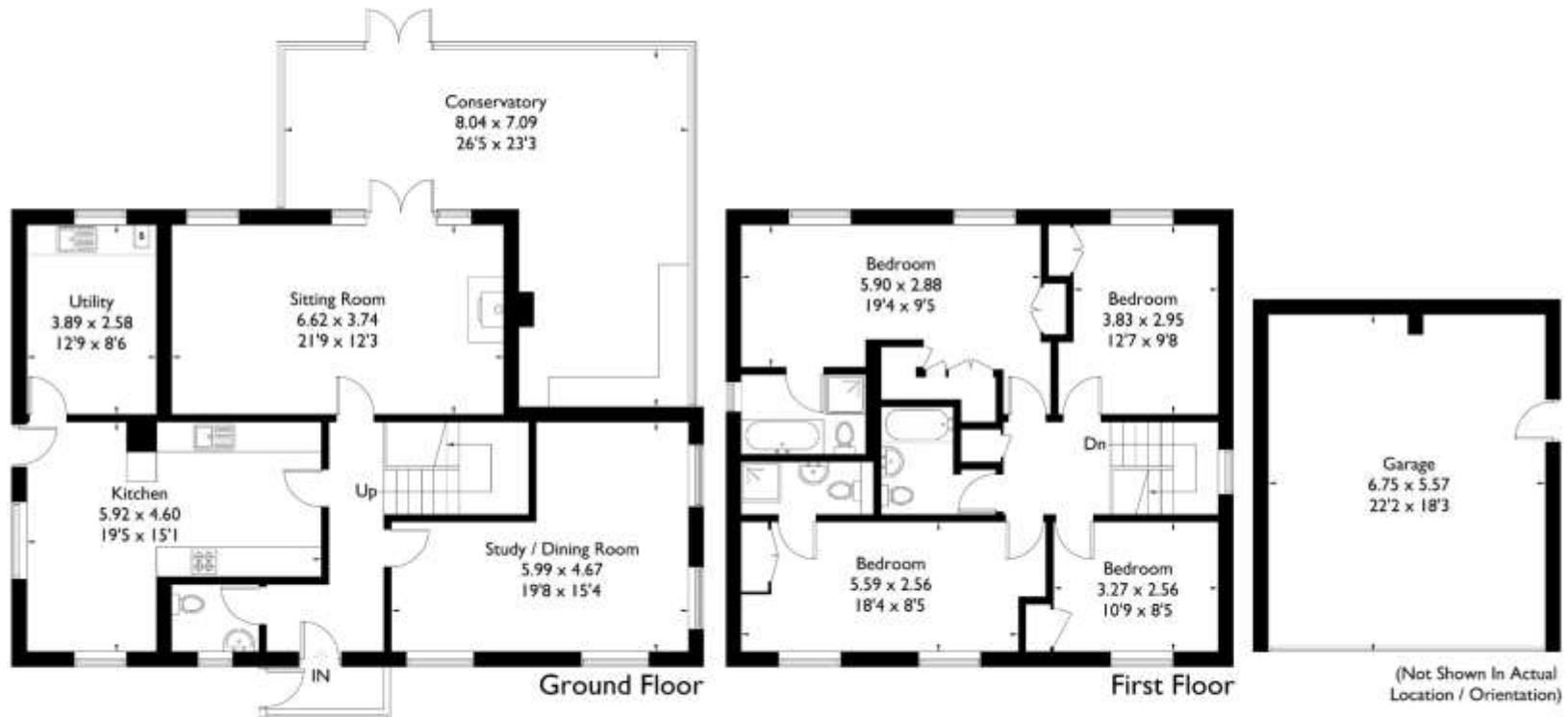
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 657
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 273
3 Solar water heating	£4,000 - £6,000	£ 147

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.

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Approximate Gross Internal Area = 223.3 sq m / 2404 sq ft
Garage = 37.4 sq m / 402 sq ft
Total = 260.7 sq m / 2806 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 214712

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.

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