

8 CHEVIOT CLOSE  
NEWBURY  
BERKSHIRE  
RG14 6SQ



**TO LET - £1,500 + Bills**

**Available End of January - Suitable for a family. Pets considered.  
No smokers.**

A beautifully presented detached family home providing good size accommodation with 3/4 bedrooms in a sought after location to the South of Newbury.

Entrance hall, reception room, spacious kitchen/dining/family room with patio doors to garden, cloakroom, three double bedrooms with additional 4<sup>th</sup> double bedroom (accessed via bedroom 3), garage, carport, driveway, front and rear gardens

## LOCATION

Newbury is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, direct rail links to London Paddington and has excellent road communications with easy access to the A4, A34 and M4 at junction 13.

## THE PROPERTY

This detached family home offers well presented and spacious accommodation comprising reception room with feature fireplace, modern fitted kitchen/dining/family room opening to the rear garden, cloakroom, three double bedroom with additional bedroom 4 leading off from bedroom 3 and spacious family bathroom with separate shower cubicle. There is a driveway to the front providing ample off road parking for several vehicles leading to the carport and garage. The rear garden extends to c.50ft is mainly laid to lawn with paved patio, mature shrubs and enclosed by panel fencing.

## DIRECTIONS

From Newbury take the A343, Andover Road and head out of the town passing over the twin mini-roundabouts by Budgens, continue on the A343 and take the eight turning on the right into Conifer Crest following the road round to the right into Glendale Avenue, Cheviot Close is the first turning on the left hand side, the property will be found towards the end on the right hand side.

## COUNCIL TAX

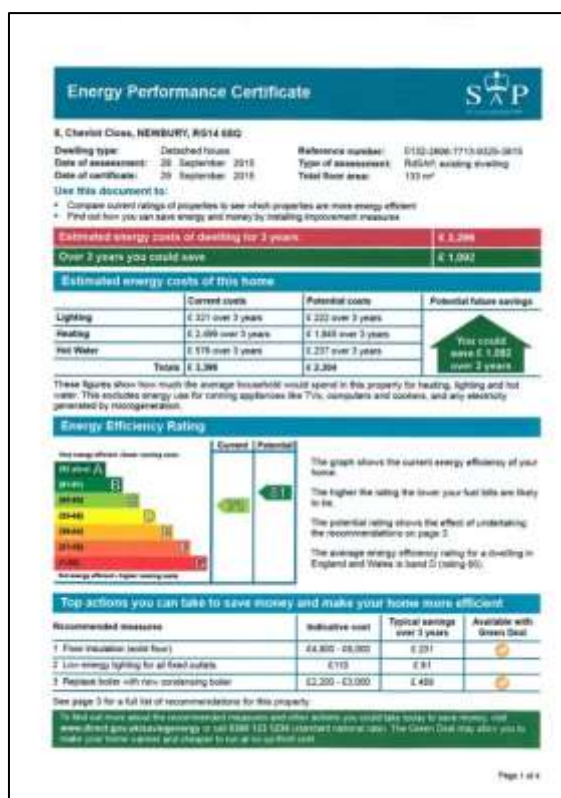
We have been informed by West Berkshire Council that the property is in **Band F** with rates payable of **£2,442.32** for the period 2017/2018.

**Admin Fee £125 per applicant non refundable. Deposit 1.5 months rent (£2,250.00). A £500 holding deposit is usually required to secure the property.**

## VIEWING

By strict appointment with the vendors Sole Agents – Brunsden Associates  
Tel: 01635 255501 [property@brunsden.com](mailto:property@brunsden.com)  
[www.brunsden.com](http://www.brunsden.com)

**IMPORTANT INFORMATION - THE PROPERTY MISDESCRIPTIONS ACT 1991** Whilst we as Brunsden 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.

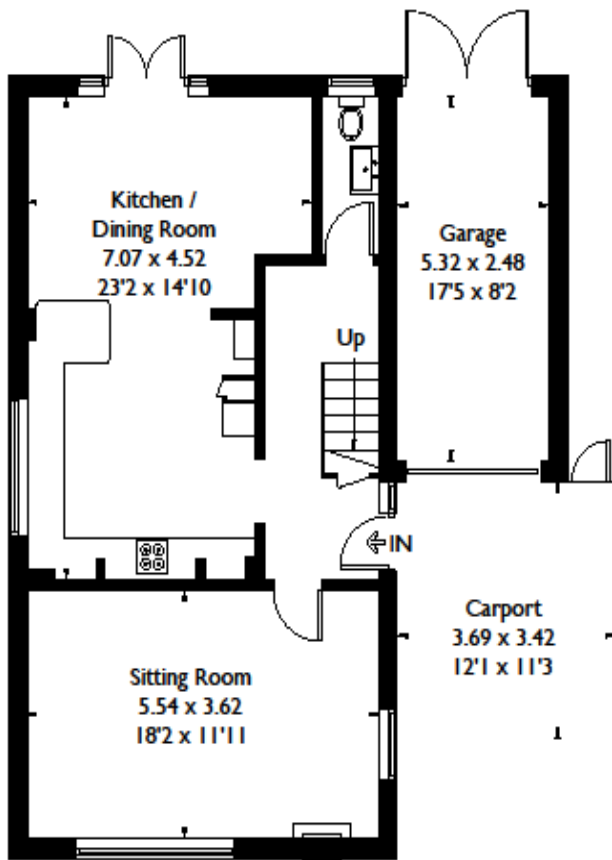




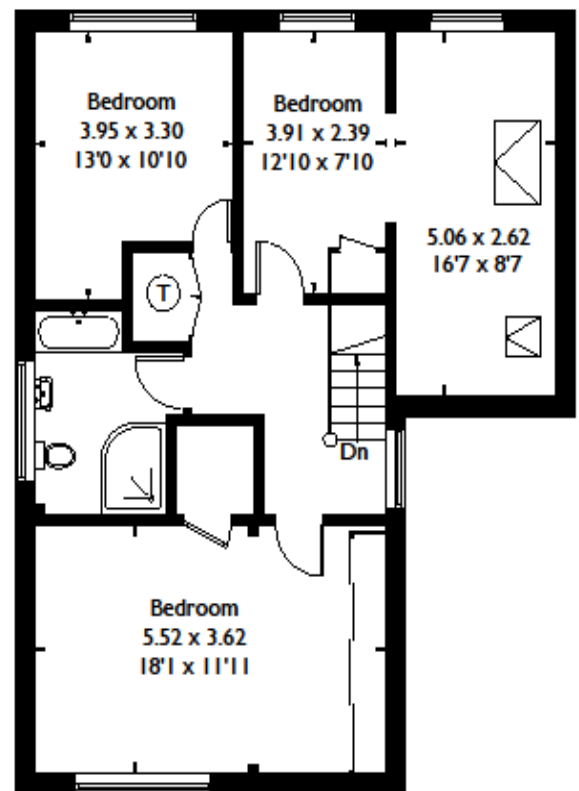


## 8 Cheviot Close, Newbury, RG14 6SQ

Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft  
 Garage = 13 sq m / 140 sq ft  
 Total = 146.9 sq m / 1581 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref:154700

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.