

Price £415,000



140 Bath Road, Thatcham
Berkshire RG18 3HH



140 BATH ROAD, THATCHAM

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A smartly presented and extended three/four bedroom linked detached house set back from the Bath Road in a no-through road with only 10 other properties. The accommodation could be used in a variety of ways, as it benefits from having a downstairs bedroom with adjacent shower room, ideal for guests or an annexe, or could give someone the flexibility to work from home with dedicated office space. A major feature of the property is the stunning 100ft south facing rear garden which has been meticulously maintained. The equally well presented internal accommodation includes entrance porch, hallway, living room, dining room, extended kitchen/breakfast room, utility, downstairs bedroom/family room and shower room, three good sized first floor bedrooms and family bathroom. There is a garage and drive way along with a neat garden to the front.

ACCOMMODATION

Ground floor

Front door in to entrance porch with window to front and internal door through to hallway. The hallway provides access both in to the sitting room and kitchen together with stairs leading off to first floor landing with under stairs storage cupboards. The sitting room has a large picture window to front, stone built open fireplace with display shelving to side. A large archway leads through in to the dining room which has full height windows and double glazed French doors leading out to the south facing garden. The kitchen has been extended to incorporate a breakfast area and a range of low-level units incorporating stainless steel sink unit and drainer, built-in oven and hob, space for fridge and a gas-fired boiler servicing the domestic hot water and central heating system. A door leads through to a utility area with a low-level unit and plumbing and space for washing machine and dryer with a door providing access to the rear garden. Bedroom four/family room is positioned to the rear of the property with windows to garden and large shower room making it ideal as a bedroom for downstairs living or with annexe potential.

First floor

Landing with airing cupboard. Two generous double bedrooms, both having built-in wardrobes. A further bedroom and family bathroom, comprising smart bathroom suite, completes the accommodation.

OUTSIDE

Front of property

Blocked paved driveway providing parking in front of single attached garage with metal up-and-over door, power and light connected. The remainder is laid to lawn with shrub borders and path leading round to side gated access to rear.

Rear garden

The charming rear garden is south facing and measures approximately 100ft. Adjacent to the property is a split level patio area with oak frame pergola. The remainder is predominantly laid to lawn with beautifully stocked flower and shrub beds with a few specimen trees. There is a further greenhouse and shed with the boundary enclosed by wooden panel fencing.

SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band D. Current charge for 2019-2020 is: £1,858.04. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

From the Robin Hood roundabout take the exit off on the A4 in the direction of Thatcham and Reading. Proceed along the A4 continuing over the Hambridge Road set of traffic lights past the Wyevale Garden Centre roundabout and continue through the next set of traffic lights at Henwick Lane. After approximately 100 yards beyond the turning on the right hand side to Bourne Road is a service road off to the right where No. 140 can be found identified by the Downer & Co. For Sale board.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate



140, Bath Road, THATCHAM, RG18 3HH

Dwelling type: Detached house
Date of assessment: 30 September 2019
Date of certificate: 30 September 2019

Reference number: 7308-7084-7291-6261-9964
Type of assessment: RdSAP, existing dwelling
Total floor area: 105 m²

Use this document to:

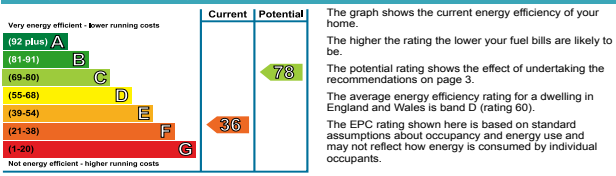
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,358
Over 3 years you could save	£ 2,871

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 225 over 3 years	You could save £ 2,871 over 3 years
Heating	£ 4,161 over 3 years	£ 2,040 over 3 years	
Hot Water	£ 861 over 3 years	£ 222 over 3 years	
Totals	£ 5,358	£ 2,487	

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



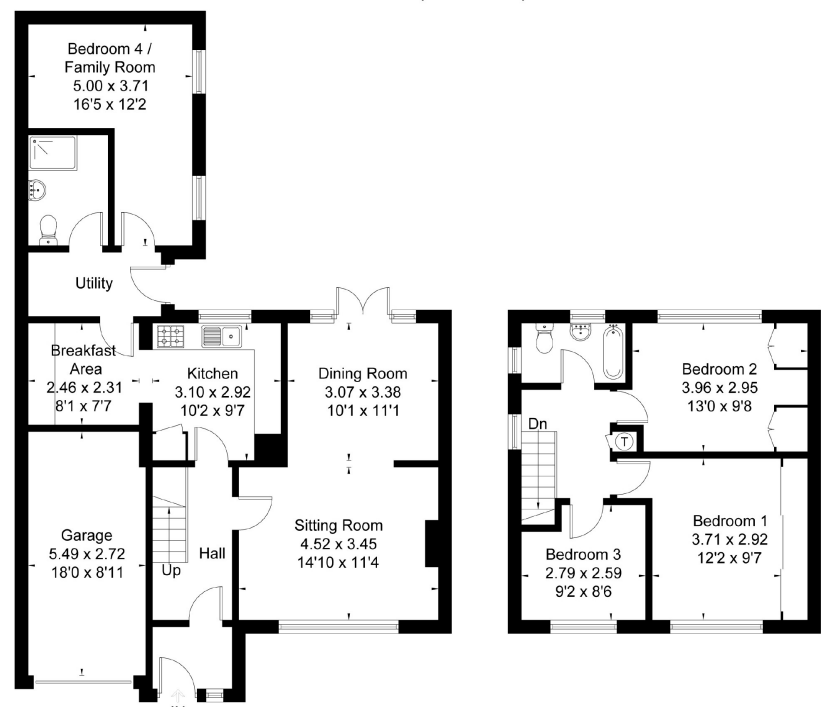
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 750
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 351
3 Low energy lighting for all fixed outlets	£35	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Approximate Floor Area = 119.6 sq m / 1287 sq Ft
Garage = 14.4 sq m / 155 sq ft
Total = 134.0 sq m / 1442 sq ft



Ground Floor First Floor

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