

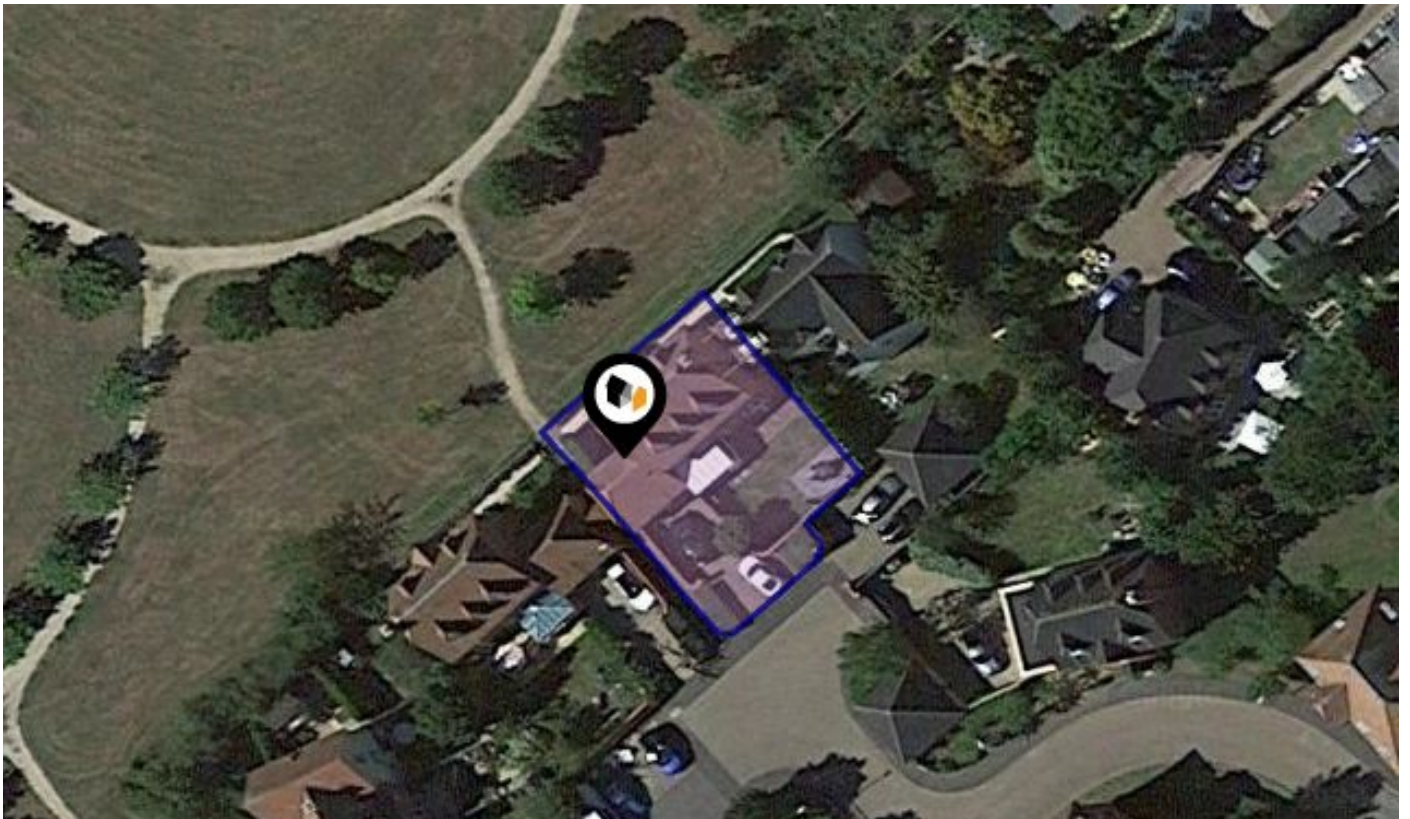


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> August 2024



**FALLOWS ROAD, PADWORTH, READING, RG7**

**Avocado Property**

07545 349240

[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	1,959 ft <sup>2</sup> / 182 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	2007		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,773		
<b>Title Number:</b>	BK420149		

## Local Area

<b>Local Authority:</b>	West berkshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Fallows Road, Padworth, Reading, RG7*

Reference - 17/00050/CERTP	
<b>Decision:</b>	Decided
<b>Date:</b>	05th January 2017
<b>Description:</b>	Construction of internal wall within existing garage to enclose existing facilities.

# Property EPC - Certificate



Energy rating

C

Valid until 04.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

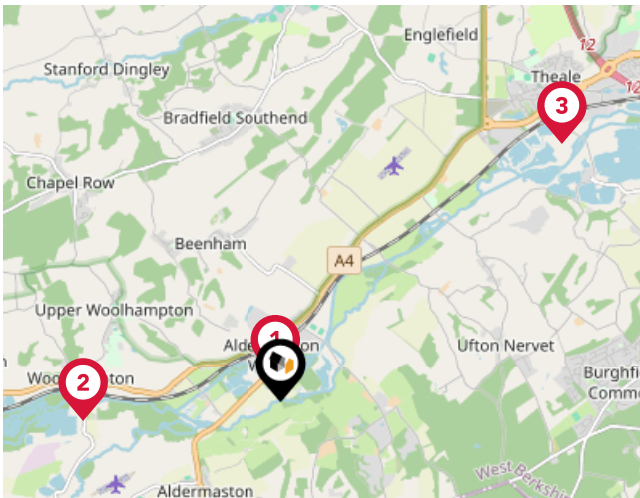


### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 68% of fixed outlets
<b>Floors:</b>	Suspended insulated (assumed)
<b>Total Floor Area:</b>	182 m <sup>2</sup>

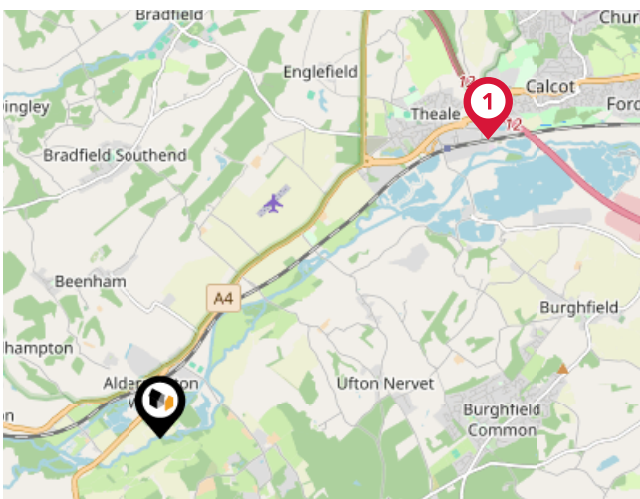
# Area

## Transport (National)



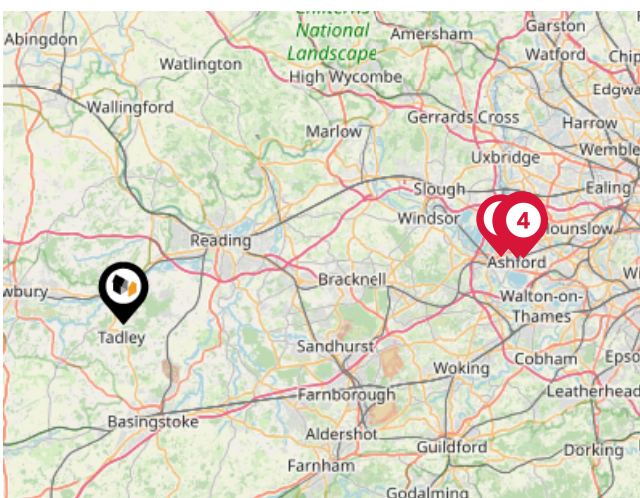
### National Rail Stations

Pin	Name	Distance
1	Aldermaston Rail Station	0.24 miles
2	Midgham Rail Station	1.83 miles
3	Theale Rail Station	3.54 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	4.12 miles
2	M3 J6	10.09 miles
3	M4 J11	7.13 miles
4	M3 J7	12.48 miles
5	M4 J13	8.41 miles



### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	28.37 miles
2	London Heathrow Airport Terminal 3	29.49 miles
3	London Heathrow Airport	29.91 miles
4	London Heathrow Airport Terminal 2	29.93 miles

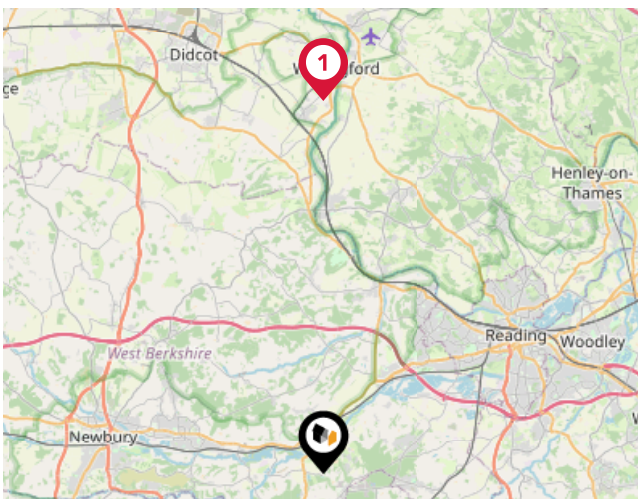
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Aldermaston Wharf	0.15 miles
2	Aldermaston Station	0.3 miles
3	Padworth Lane	0.42 miles
4	Collins Caravan Centre	0.51 miles
5	Beenham Turn	0.76 miles



### Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.78 miles



### **Avocado Property**

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# Avocado Property

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