

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small ampersand (&) positioned between them. The logo is set against a light yellow rectangular background.

S&H

Buyer Information Report

# 29 Deerhurst Road

Daventry, NN11 2PS

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Report compiled

6th July 2024

# Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

**David Bruckert ANAEA**  
Skilton & Hogg Estate Agents

# Your Property

## 29 Deerhurst Road

Daventry, NN11 2PS



### Property Details

Type of Home Flats/Maisonettes

Tenure Leasehold

Number of Bedrooms 1  
*Actual*

Lease Term 125 Years Start Date 29th Oct 2020  
Time Remaining 121 Years End Date 29th Oct 2145

Title Number NN381346

Local Authority West Northamptonshire

Constituency -

Ward Daventry East

Energy Performance B

Council Tax Band A  
Current Annual Charge – £1,430\*

\* May vary slightly for local parish council differences

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### Mobile Coverage

EE Good O2 Good  
Three Good Vodafone Okay

### Estimated Broadband Speeds

2Mb Basic 44Mb Superfast  
1000Mb Ultrafast 1000Mb Overall

### Flood Risk

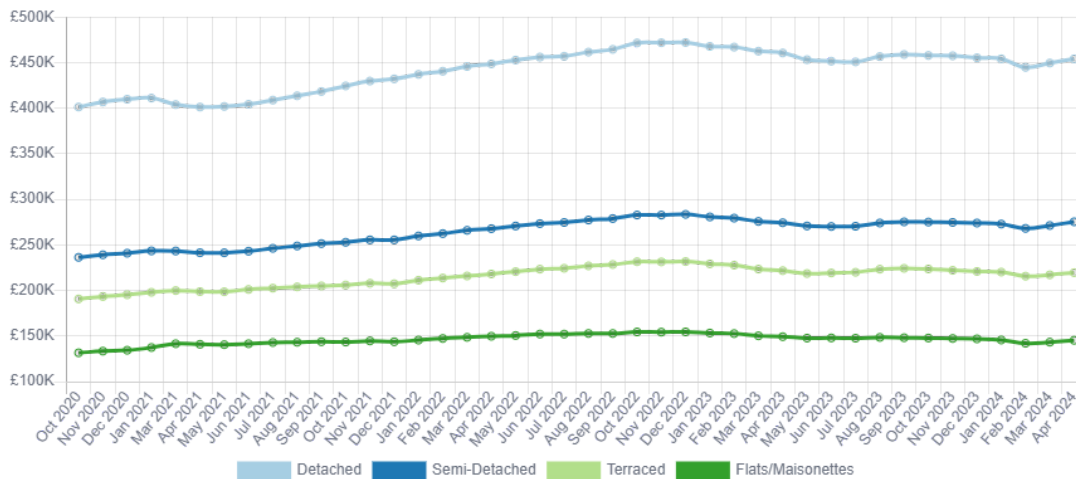
**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

SH

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2020



**£130,000**

Average price for a Flats/Maisonettes property in NN11

**2,491**

Number of Flats/Maisonettes properties in NN11

**£301,957**

Average price for a Flats/Maisonettes property in England

**£35,650** ↑ 14%

Average Price Change since 2020

**£13,713** ↑ 10%

Flats/Maisonettes Price Change

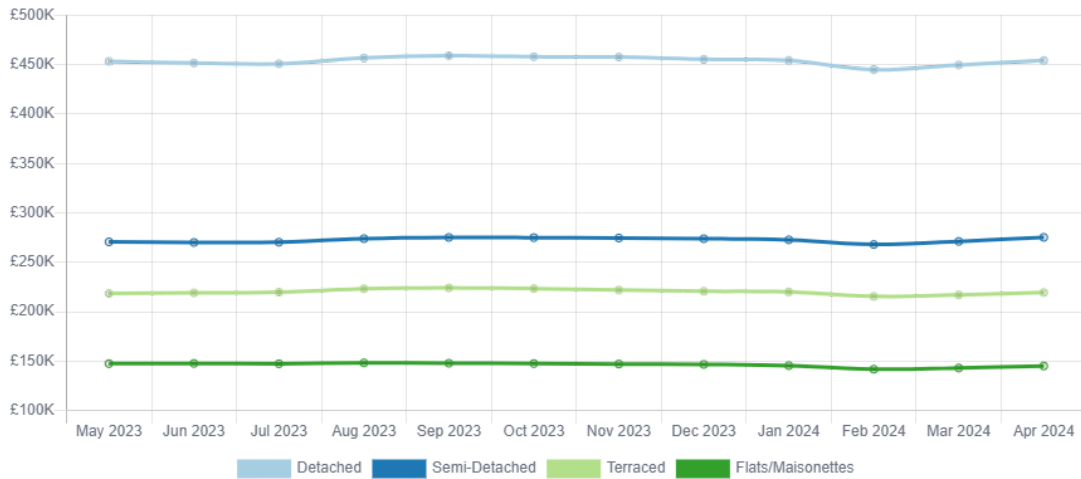
**272**

Number of Flats/Maisonettes Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£323,708**

Average price for property in NN11

**19,703**

Number of properties in NN11

**£385,794**

Average price for a property in England

**£2,542** ↓ 1%

Average Price Change  
Last 12 Months

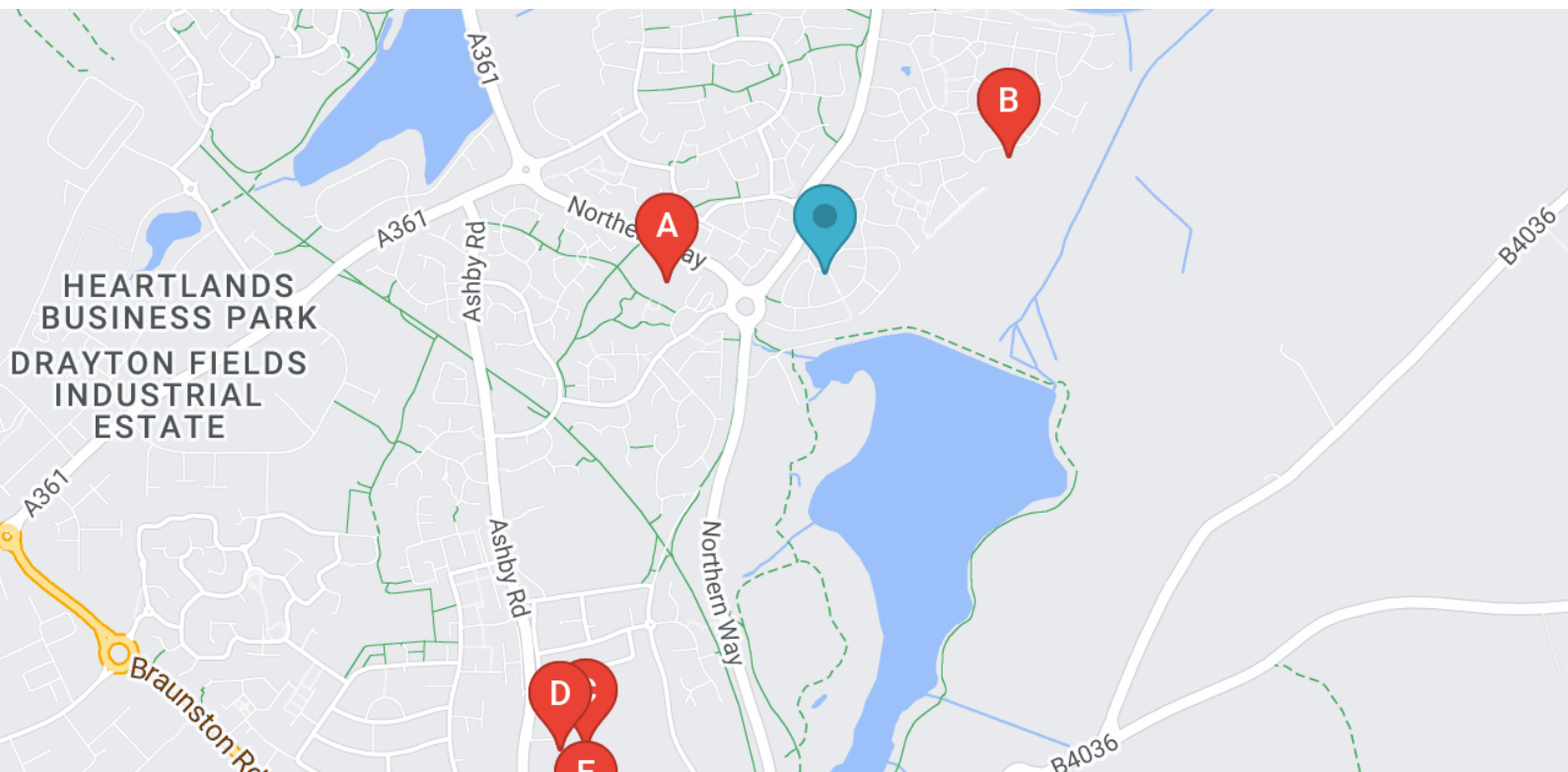
**£4,021** ↓ 3%

Flats/Maisonettes Price Change  
Last 12 Months

**22**

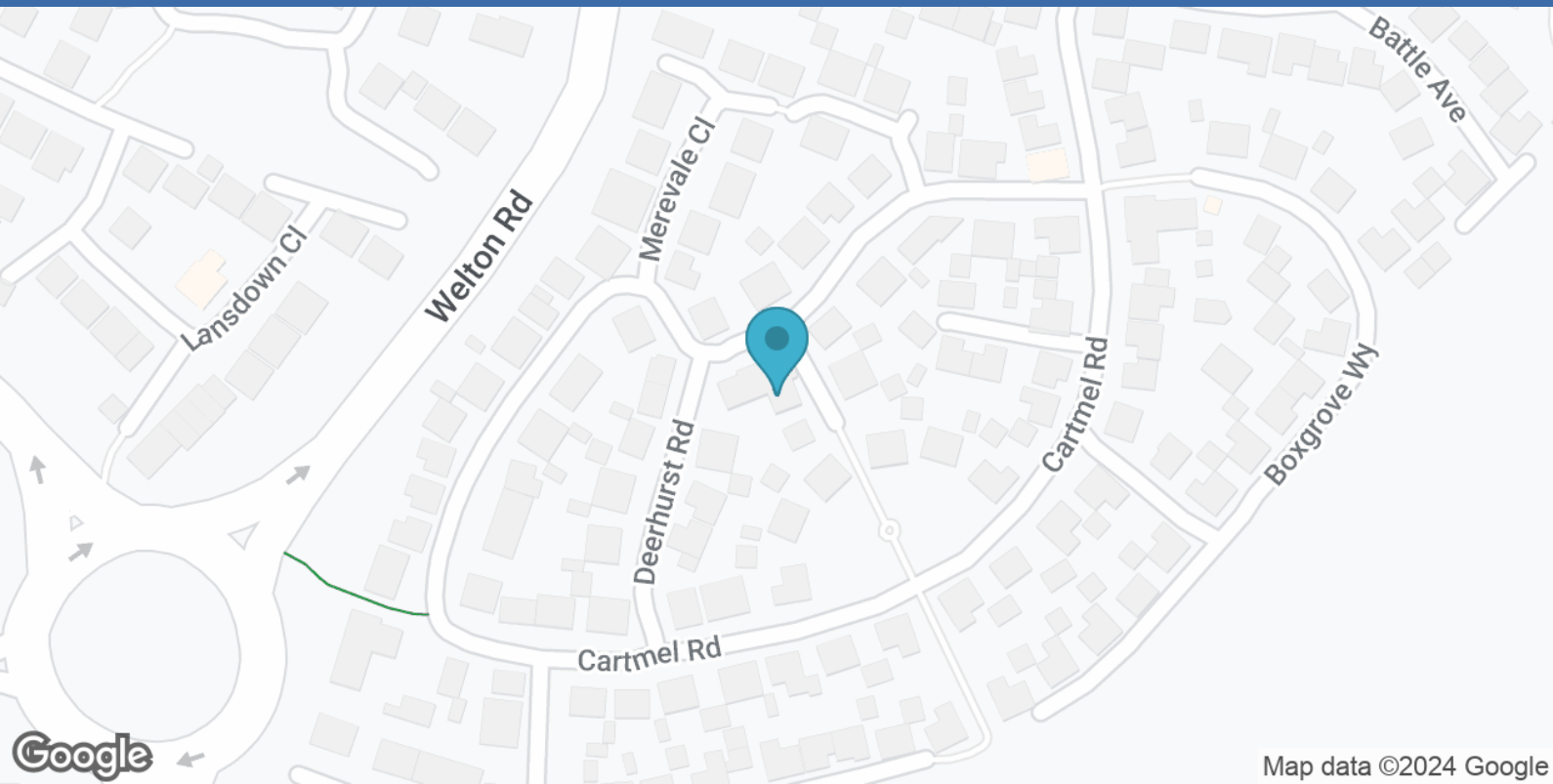
Number of Flats/Maisonettes  
Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Ashby Fields Primary School	NN11 OYP	Primary	0.38 km	Not rated
<b>B</b> Monksmoor Park Church of England Primary School	NN11 2PD	Nursery, Primary	0.52 km	Not rated
<b>C</b> Falconer's Hill Academy	NN11 0QF	Primary	1.27 km	Good
<b>D</b> Falconer's Hill Infant School	NN11 0QF	Primary	1.30 km	Not rated
<b>E</b> The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.44 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	5.74 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	5.20 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	24.10 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner



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### Mobile Number

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### Office

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## About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.



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