



21A CHURCH STREET, TWYFORD, READING, BERKSHIRE, RG10 9DN



- Character Two Bedroom Home
- No onward chain
- Two allocated parking spaces
- Private Courtyard Garden
- Central Twyford Location
- EPC Rating C

Offers in the region of £350,000 (Leasehold with a Share of Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



PROPERTY DESCRIPTION

Two bedroom mews style home located in the centre of Twyford village. This character property redeveloped from an old bakery offers exposed brickwork and original beams. The property boasts an inviting living room with stylish shutters opening out to a bright courtyard which gives a space for socialising and/or a patio garden. There are two allocated offroad parking spaces to the rear. The property also offers easy access to all local amenities including the local train station, which is within 0.2 miles of the property and has direct links to London including the Elizabeth Line.



LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading; the Anglo-Saxons named Twyford after the two fords across the River Loddon in the village. Surrounded by beautiful countryside and the towns of Henley-on-Thames, Reading and Maidenhead there is plenty to do along with highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. Twyford has a mainline train station with regular trains to Paddington and Crossrail running from Twyford station allowing direct access to the City, Canary Wharf, the West End and Heathrow.



ACCOMMODATION

Enter via the welcoming entrance hall giving access to the main reception room, kitchen/diner and stairs to first floor (with under stairs storage). The Living room is dual aspect with French doors leading out onto the courtyard garden. The kitchen is fully fitted and offers range of storage solutions as well as space for dining.

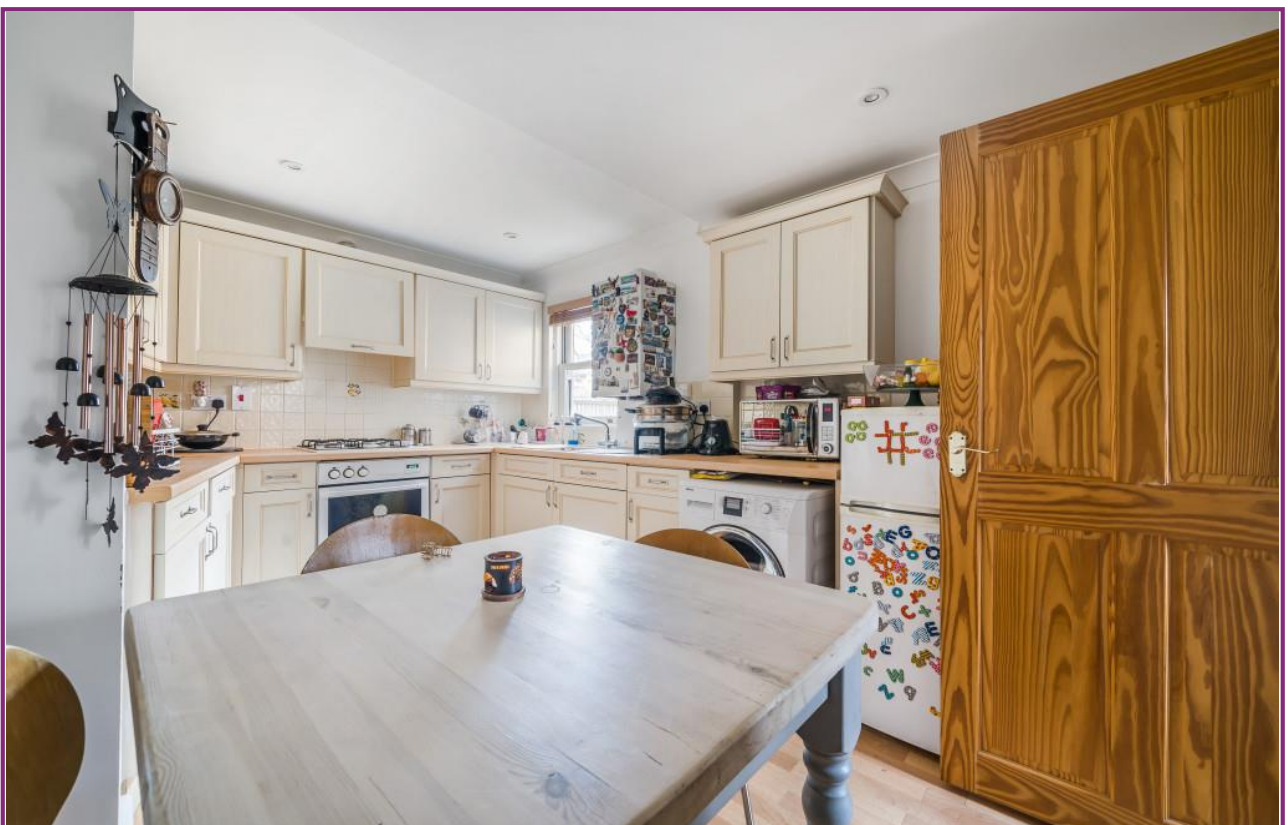
Upstairs there are two good sized bedrooms one of which has a versatile fitted wardrobe and both offer vaulted ceilings with character beams. The landing also offers a study space. The re-fitted walk-in shower room is also located onto the first floor.

OUTSIDE SPACE

A rare opportunity to have a property with TWO ALLOCATED PARKING SPACES within the center of the village. This parking is located at the rear of the property. There is also a courtyard garden offering private outside space.

LOCAL AUTHORITY, SERVICES AND AGENTS NOTE

Wokingham Borough Council tax band D. All mains services. The owners of both 21a and 21b own the leasehold of the land the property covers. There are no maintenance charges related to ground rent or service charge associated with the leasehold element and further investigation will need to be completed by your conveyancer. For reference the leasehold runs for 999 years less 10 days from 1st January 2001.





CONVEYANCING

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

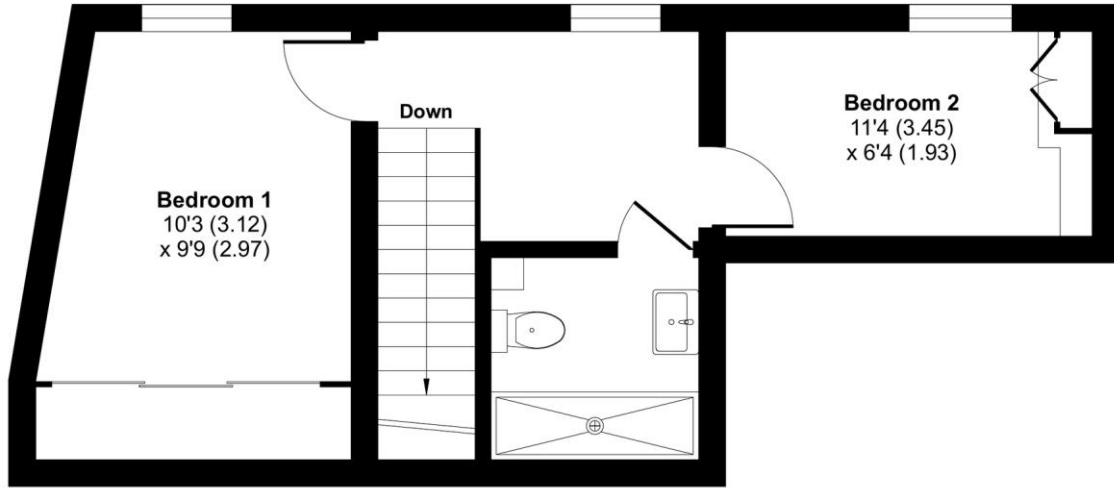
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

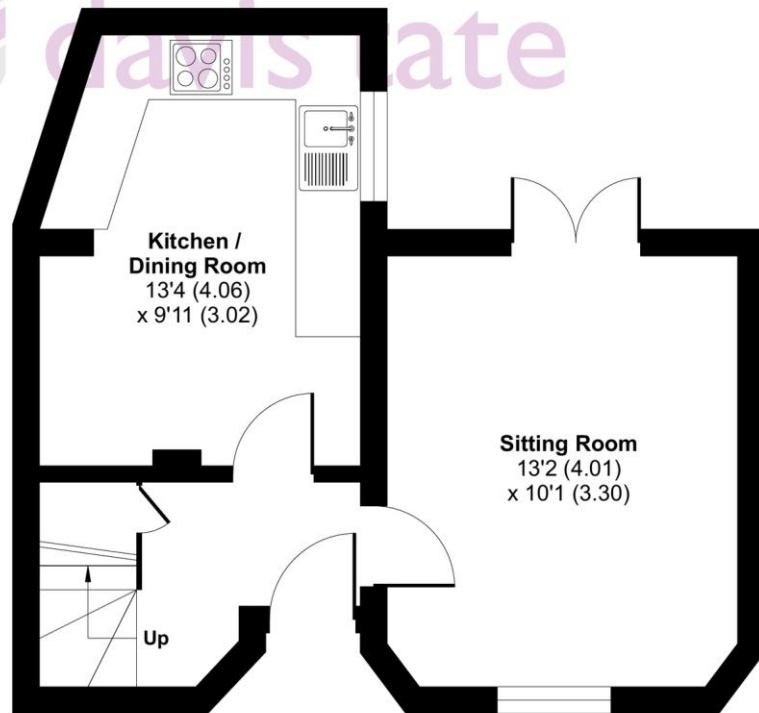
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Davis Tate. REF: 966324