

**MOLE END COTTAGE, 26 BRIMPTON COMMON, READING,
BERKSHIRE, RG7 4RZ**



- **No Onward Chain**
- **Countryside Location**
- **Ample Driveway Parking**
- **Three Bedrooms**
- **Room for Improvement**
- **EPC Rating F**

Asking Price £550,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

Situated off of a private road in the desirable village of Brimpton Common is this idyllic semi-detached cottage with views over the surrounding countryside. Mole End Cottage is located in a small cul-de-sac of just three properties and is being sold with no chain. EPC Rating F

LOCAL INFORMATION

Brimpton parish is located in the south of West Berkshire, south-east of Newbury and Thatcham. The land slopes down towards the River Kennet, in the north of the Parish, which flows towards Reading and feeds the River Thames to the east. The main populated area is Brimpton village located in the centre of the Parish. The Parish mainly comprises meadows and arable fields with patches of woodland. There are extensive retail, commercial and recreational facilities in the nearby towns of Reading, Newbury and Basingstoke, and the location is ideal for commuter access to the A4, M4 and M3.

ACCOMMODATION

The accommodation comprises an entrance porch with solid wooden doors leading to the living room, the living room has an 'Inglenook' fireplace with wooden floors, wooden beams and patio doors to the garden. There is a dining room with a feature fireplace, wooden floors, a metal spiral staircase and door to the kitchen which features a 'Butler' ceramic sink, wooden worktops and beams. The kitchen leads the utility room which has doors to both the front and rear gardens and has ceramic tile floor.

On the first floor there is a landing leading to the three bedrooms and bathroom, the landing has an impressive 'porthole style window, the four piece bathroom features a walk-in wetroom and a free standing rolled edge bath.



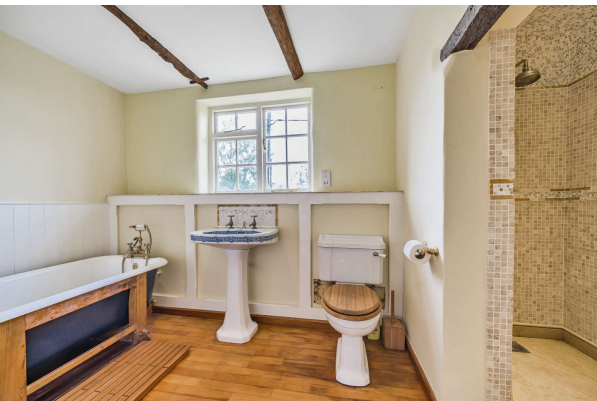
OUTSIDE SPACE

The cottage is situated on approximately 1/5 of an acre plot comprising an enclosed rear garden with a paved patio area and lawned area with mature shrubs, the rear garden backs onto fields with picturesque views over the surrounding countryside. To the front of the property there is a well maintained substantial front garden with a large lawned area and stepping stone path, there is a large workshop with power. The property has a gravel driveway with parking for numerous vehicles.

LOCAL AUTHORITY and SERVICES

West Berkshire Council, council tax band E, The property has mains water and drainage and electrics. The boiler is fueled by gas bottles. NB the central heating system is currently not operational as the radiators haven't been connected to the pipework, there are electric heaters in some of the rooms.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

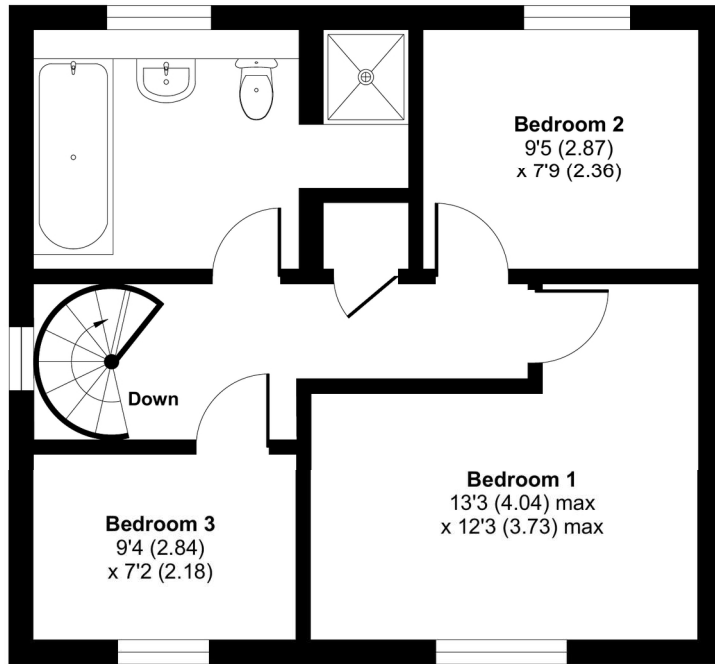
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

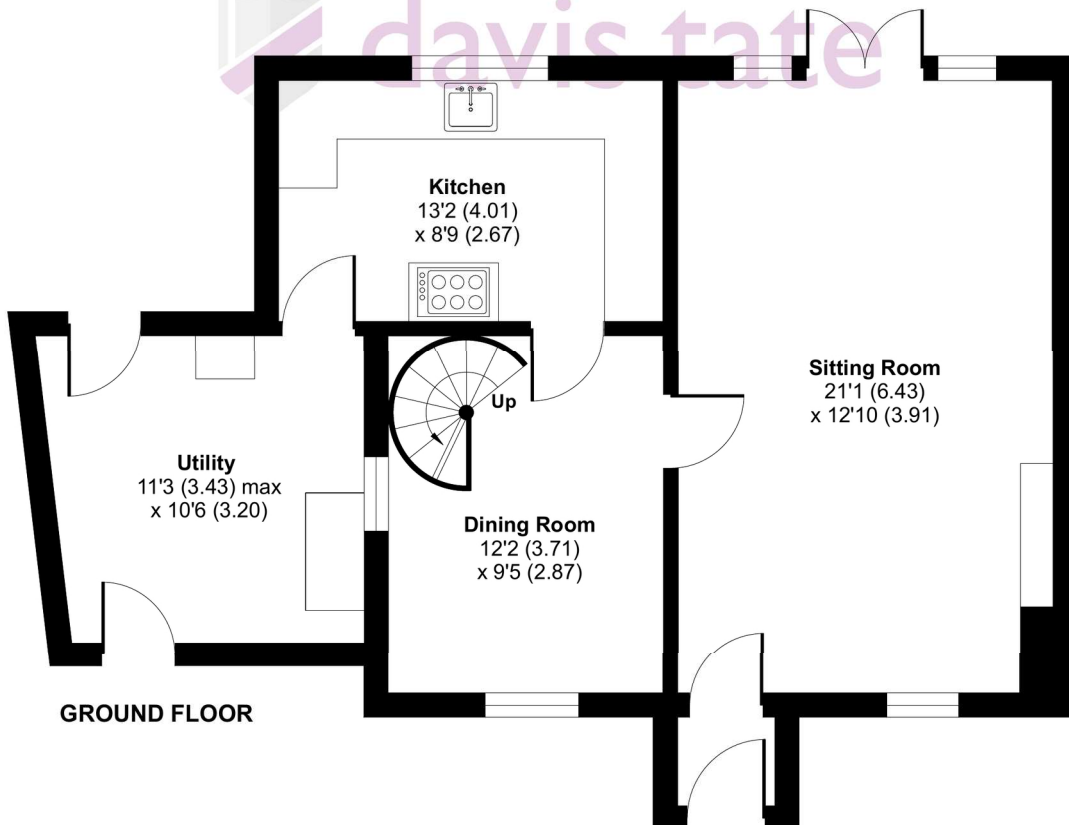
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1122 sq ft / 104.2 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). © nichecom 2023. Produced for Davis Tate. REF: 987106