



sales | lettings | new homes | conveyancing | mortgages

10 COWPER WAY, READING, BERKSHIRE, RG30 3EA



- 2 Miles Walk from Reading Station
- Extended Family Home
- 3D Matterport Tour Available
- Landscaped Garden
- Garage & Block Paved Driveway
- Close To Primary & Secondary Schools

Offers In Excess of £550,000 (Freehold)

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



davistate.com



PROPERTY DESCRIPTION

A beautifully presented detached property situated in a cul de sac position close to open countryside and the Holy Brook. The property is conveniently located for easy access to nearby primary & secondary schools & features a re-fitted kitchen/diner with doors leading into the garden, two reception rooms, five bedrooms and two bathrooms. At the rear of the property there is a landscaped garden. EPC C

LOCAL INFORMATION

Southcote is located within West Berkshire and is well suited for commutable access to the nearby towns of Reading and Newbury, the M4 motorway and rail links at Reading and Theale. A short drive will take you to a range of facilities for everyday life including primary and secondary schools, supermarkets, banks, doctors, hardware stores, travel agents, and pubs, and for the sports minded there are golf courses and swimming pools. The Kennet and Avon Canal and country walks are close by.

ACCOMMODATION

Comprising entrance porch, hallway, living room, modern kitchen/breakfast room, utility room, cloakroom and a sitting room with bi-folding doors leading into the garden. Upstairs there are five bedrooms, modern 4 piece bathroom and a Jack & Gill shower room.

OUTSIDE SPACE

Driveway parking for three cars. Side pedestrian access leading into a private and enclosed rear garden. The garden has been landscaped to include a large patio with steps up to an artificial lawn and mature shrubs.



LOCAL AUTHORITY and SERVICES

Council tax band E.
Mains gas, electric and water.
Reading Borough Council
EPC C





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.

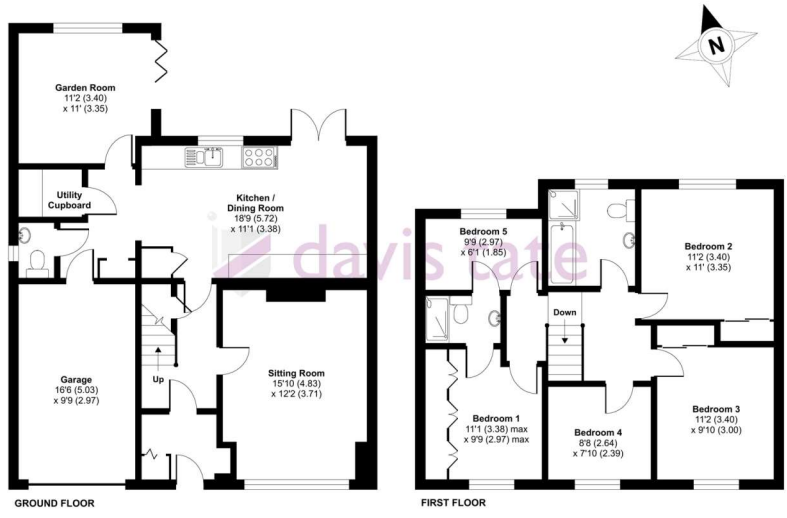
BUYERS INFORMATION

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 = 1607 sq ft / 149.2 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Davis Tate. REF: 916108