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## 3 GOODE HOUSE, THE STREET, SOUTH STOKE, READING, OXFORDSHIRE, RG8 0JS



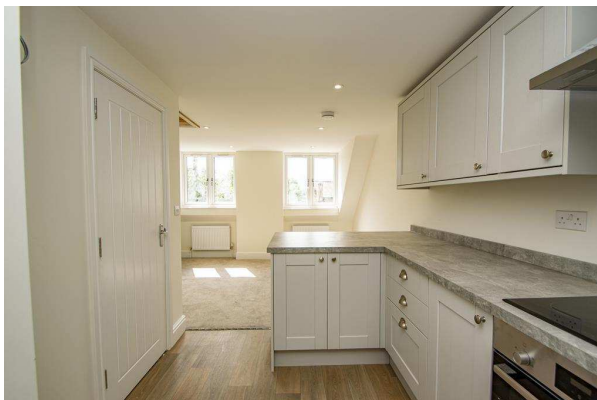
- Newly converted maisonette
- Two bedrooms
- Open plan living space
- Off street parking
- Private front door entrance
- No onward chain

Asking Price £325,000 (Share of Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



davistate.com



## PROPERTY DESCRIPTION

A newly converted first floor maisonette house set within the heart of the pretty village of South Stoke. The property benefits from off street parking, a private front door entrance and two bedrooms. Available with no onward chain, the accommodation includes: open plan kitchen/diner/lounge, two bedrooms and bathroom. Awaiting EPC Rating.

## LOCAL INFORMATION

The village of South Stoke, a designated area of outstanding natural beauty, lies on the River Thames between Goring-on-Thames and North Stoke in the southern-most part of Oxfordshire. Conveniently located within close proximity to Goring-on-Thames with its rail links to London (approx 45mins), Reading and Oxford. There is a regular bus service through the village to both Goring-on-Thames and historic Wallingford. The M4 and M40 are each a 25-minute drive away. With no through-traffic South Stoke is truly "villagey" with a 13th century Anglican church, popular pub/restaurant, primary school, village hall, recreation ground with fully-equipped play area and village shop. Many musical, theatrical and social events are organised throughout the year. The WI, the bell-ringers and the angling society all flourish. The village has its own slipway to the river Thames for boating enthusiasts.

## ACCOMMODATION

The private front door opens into an entrance lobby with a turning staircase to the first floor. The living space is open plan with double windows providing ample light and a distant countryside outlook. The kitchen is fitted with a matching range of units with integral appliances including oven, induction hob, dishwasher and washing machine, with a breakfast bar. There are two bedrooms, one double and one single, and a bathroom fitted with a bath with shower over.



### **OUTSIDE SPACE**

A hardstanding drive provides off street parking at the front.

### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire Council. Tax band TBC. Gas fired central heating, all mains services. Leasehold information TBC.

### **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.

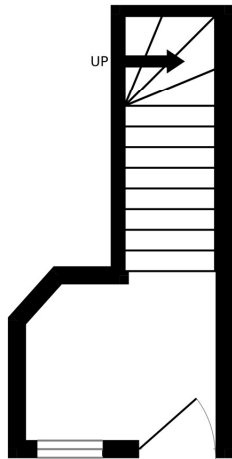
### **BUYERS INFORMATION**

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.

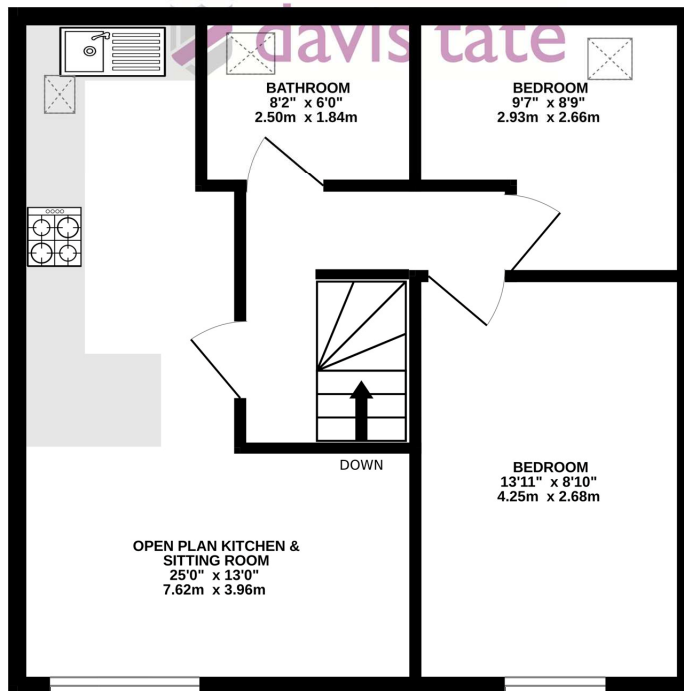
### **REFERRAL FEES**

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.

GROUND FLOOR  
70 sq.ft. (6.5 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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