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## 16 HUBBARD CLOSE, TWYFORD, READING, BERKSHIRE, RG10 0XU



- Four bedroom house
- 18ft Living/dining room
- Family bathroom and en-suite
- Conservatory
- Garage and off road parking
- EPC Rating C

Offers in excess of £550,000 (Freehold)

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



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### PROPERTY DESCRIPTION

Four bedroom semi detached house. The property offers kitchen, 18ft living/dining room and conservatory. The property has three bedrooms and a family bathroom on the first floor and a double bedroom with en suite on the second floor. There is driveway parking and a garage. EPC Rating C.

### 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. Offering a range of restaurants, pubs and shops including Waitrose, this busy village also has a range of highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. There are also local private schools in the nearby villages of Hurst and Sonning. Twyford has a mainline train station with regular trains to Paddington and the Elizabeth Line running from Twyford station allowing direct access to the city.

### ACCOMMODATION

The entrance hall gives access to the living/dining room, kitchen and cloakroom. The kitchen is facing out to the front of the property with a range of storage units.

The 18ft living room/dining room opens into a conservatory with French doors allowing access to the garden.

On the first floor are three bedrooms along with a family bathroom and on the second floor is another bedroom with an ensuite.



### OUTSIDE SPACE

There is an enclosed rear garden, parking to the front and a garage.

### LOCAL AUTHORITY and SERVICES

Wokingham borough council tax band D. All mains services.

AGENTS NOTE:

Driveway and garage are on a leasehold agreement( length to be confirmed). costs for this year as follows:

Insurance Rent 68.21

Service Charge 50.00

Ground Rent 92.63





### **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](http://davistate.com)

### **BUYERS INFORMATION**

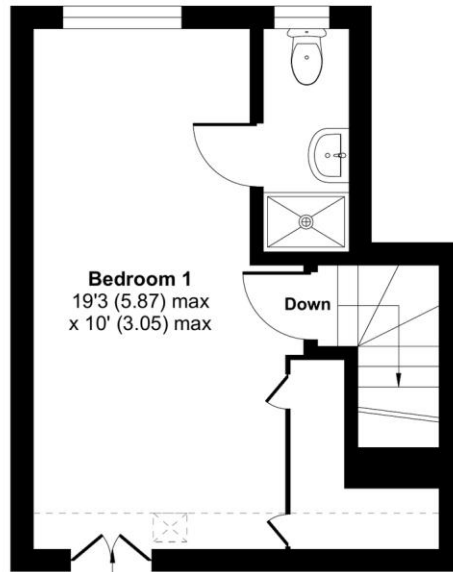
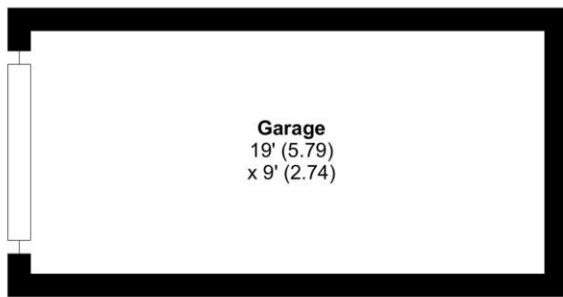
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1191 sq ft / 110.6 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Garage = 171 sq ft / 15.8 sq m  
 Total = 1382 sq ft / 128.2 sq m  
 For identification only - Not to scale

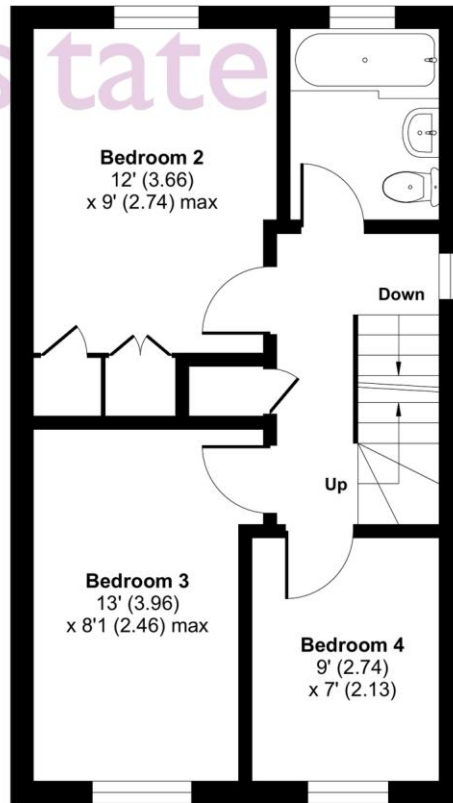
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST 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: 1043980