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BROOK COTTAGE, 14 HIGH STREET, PANGBOURNE, READING, BERKSHIRE, RG8 7AB



- Three bed cottage beside the River Pang
- Central village location
- Kitchen dining and Sitting room.
- Two double bedrooms with En suite
- Chain free
- EPC Rating D

Asking Price £525,000 (Freehold)

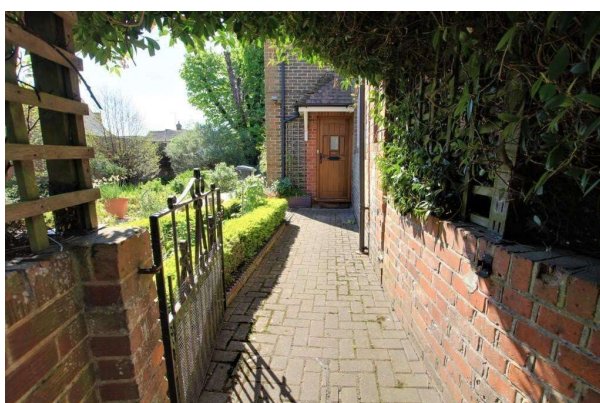
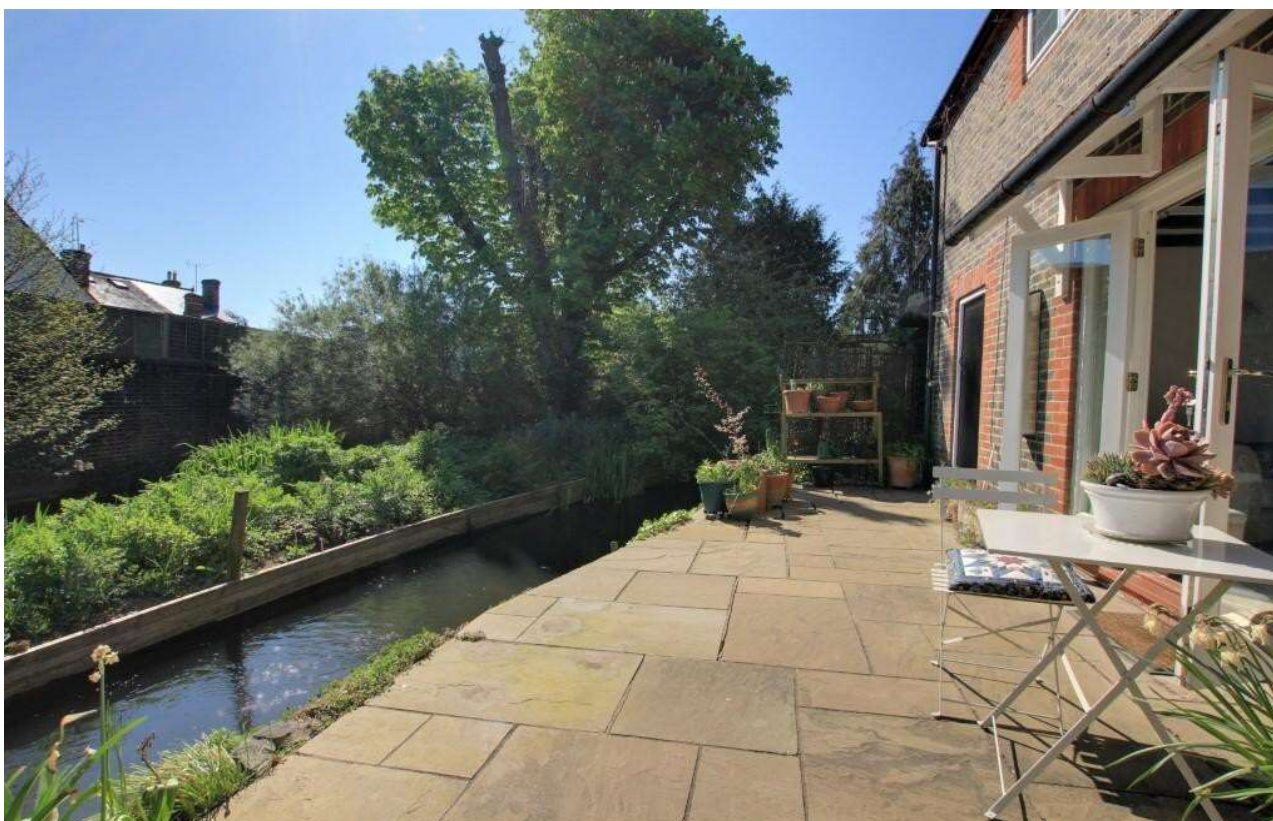
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333



davistate.com

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

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PROPERTY DESCRIPTION

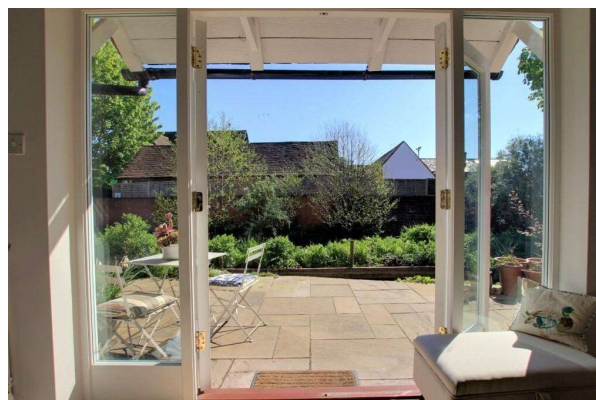
A period three-bedroom cottage located beside the River Pang in the center of the ever popular Pangbourne providing excellent access to shopping, transport links, schools. kitchen, dining and sitting room with French doors to patio, en suite to both double bedrooms Chain free. EPC Rating D

LOCAL INFORMATION

Pangbourne is an exceptionally pleasant and well supported village. Standing on the south side of the River Thames where it meets the Pang, Pangbourne lies between rolling Berkshire Downland to the South and the start of the Chiltern Hills to the North. This thriving and active village is a focal point for the surrounding countryside and offers superb transport links with fast mainline railway service to Reading and London, Paddington (from 45 mins) with Crossrail allowing faster direct access to the City, Canary Wharf, the West End and Heathrow soon. J12 of the M4 is only a short drive away. As well as several award-winning independent shops, Pangbourne has excellent schools, both in the private and the state sector, a large modern Health and Medical Centre, riverside pubs and restaurants. There are excellent sporting and leisure facilities and an active community with its own village magazine, and many societies and associations. There are many country and riverside walks, with public footpaths and bridle ways giving access to miles of open countryside and the beautiful beech woods of the Chiltern Hills.

ACCOMMODATION

Accommodation Entrance Hall, Cloakroom, Kitchen, Dining Room, sitting Room, on the first floor two Double Bedrooms, one with an en suite shower room and one with an en suite bathroom, Single Bedroom



OUTSIDE SPACE

Externally there is a patio area beside the River Pang and a Utility Room/Store. No parking however parking permits may be obtained at the Village Hall or Working Men's Club subject to availability.

LOCAL AUTHORITY and SERVICES

West Berkshire Council Tax Band E
Mains water and drainage
Mains Gas and Electric

AGENT NOTES

To state the below that the property is suffering from subsidence (of the foundations, Fix the drains, this includes some shared drainage which you will need to report to your Local Water Authority (LWA), then we will need to monitor the crack above the utility doorway for approximately 9-12 months to assess whether the repairs to the drains have stabilized the building. Only then can we repair the crack. If it does not stabilize, we will need to carry out some more (deeper) excavations and then install ground stabilization (underpinning) to the area. And that there is a 'Transfer of benefits' option for the policy for potential purchasers of the property, and these claims take time to resolve unfortunately, the average is about 18 months.





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

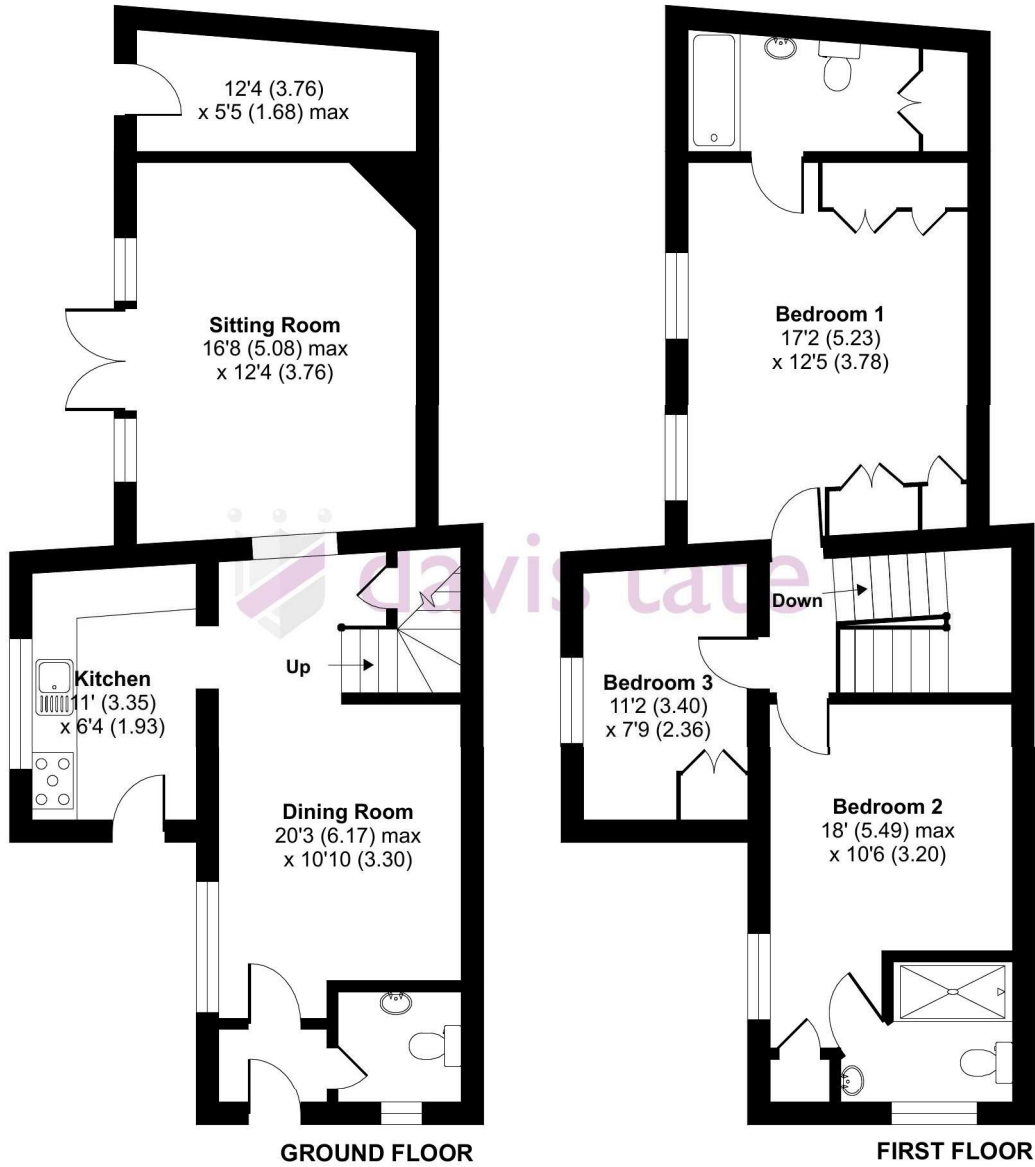
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1230 sq ft / 114.2 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 1292 sq ft / 120 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.
Produced for Davis Tate. REF: 814362