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## 2 LILAC COTTAGES, 30 WEST END ROAD, MORTIMER COMMON, READING, BERKSHIRE, RG7 3TG



- **Character Cottage**
- **Three Bedrooms**
- **Detached Garage**
- **Central Village Location**
- **1.4 Miles to Station**
- **EPC Rating E**

**Asking Price £525,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE BURGHELD COMMON BRANCH ON 0118 983 1201**



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## PROPERTY DESCRIPTION

Situated in the centre of Mortimer Common is this well presented three bedroom character cottage. A convenient location for amenities such as supermarkets, coffee shops, parks and the railway station. Benefits include a detached garage, utility and a southerly aspect secluded garden. EPC Rating E

## LOCAL INFORMATION

The area of Mortimer comprises Mortimer, Mortimer Common, Stratfield Mortimer and Mortimer West End and is located in West Berkshire. The area includes St John's primary and St Mary's junior schools, doctors surgery, dentist, two chemists, Co-op supermarket, Morrisons, post office, hairdressers, churches, café, numerous pubs and recreation grounds with tennis courts for hire. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4, and on the outskirts of the village is a local railway station providing links to London Paddington and Waterloo. A regular bus service runs to and from Reading town centre.

## ACCOMMODATION

The accommodation comprises an entrance hall with stairs to the first floor and wooden flooring, there is a refitted kitchen/diner with a 'Butler' sink, wooden working surfaces and a door to the garden. At the front of the property is a living room with a feature fireplace with a log burner and wooden flooring. There is a downstairs w/c with access to the utility room with ample storage, plumbing for a washing machine and space for a tumble dryer.

On the first floor there is three bedrooms, two of which are doubles and a modern refitted four piece family bathroom comprising a double width walk-in shower and a free standing rolled edge bath.

## OUTSIDE SPACE



## 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.

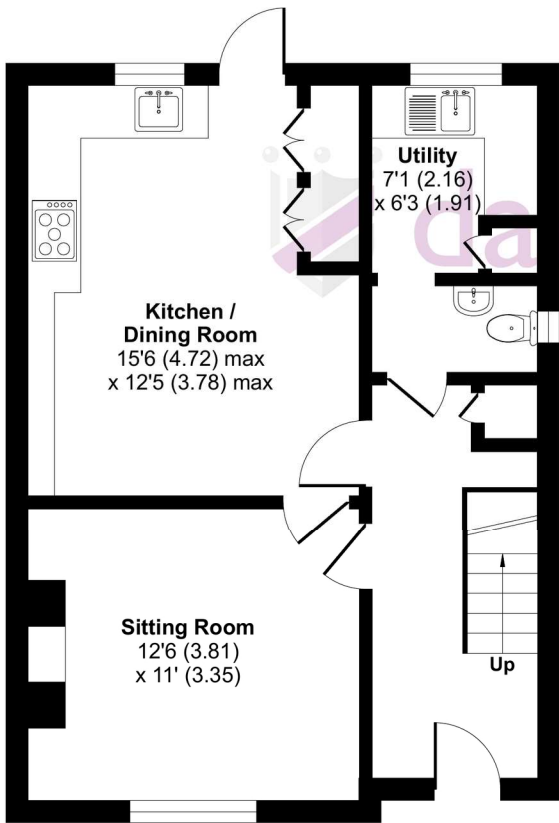
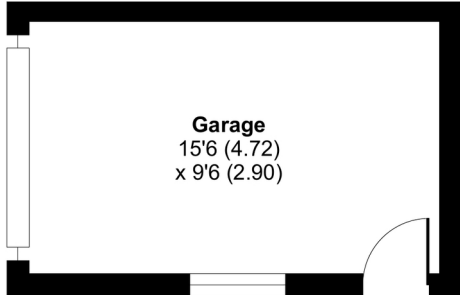
## BUYERS INFORMATION

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.

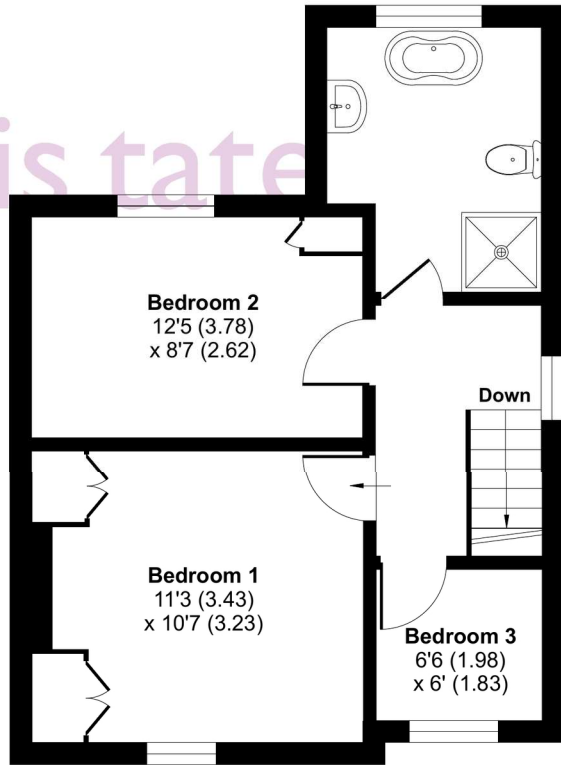
## REFERRAL FEES

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 = 948 sq ft / 88 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1095 sq ft / 101.7 sq m  
For identification only - Not to scale



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: 999895