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40 WESSEX GARDENS, TWYFORD, READING, BERKSHIRE, RG10 0AY



- Two bedroom bungalow
- In need of modernisation
- 0.6 miles to Twyford Station
- Driveway parking
- Garage
- No onward chain

Asking Price £475,000 (Freehold)

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



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PROPERTY DESCRIPTION

Two bedroom bungalow in a sought after road in Twyford. Offered for sale with no onward chain this detached bungalow offers two bedrooms and approx. 17ft reception room, kitchen and family bathroom. The property further boasts driveway parking, garage and private rear garden. EPC rating E.

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

Enter the property into entrance hall which gives storage options and access to all principle rooms. Both bedrooms are double rooms whilst the dual aspect reception room with fireplace, offers views to the front the kitchen is placed at the rear of the property with access out onto the private rear gardens. There is also a family bathroom with bath and shower attachment over.

OUTSIDE SPACE

Driveway parking leads to a single garage with power and light. There are front and rear gardens, and the rear garden can be accessed via a side gate. The garage also has a personal door from the garden.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers DT 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.

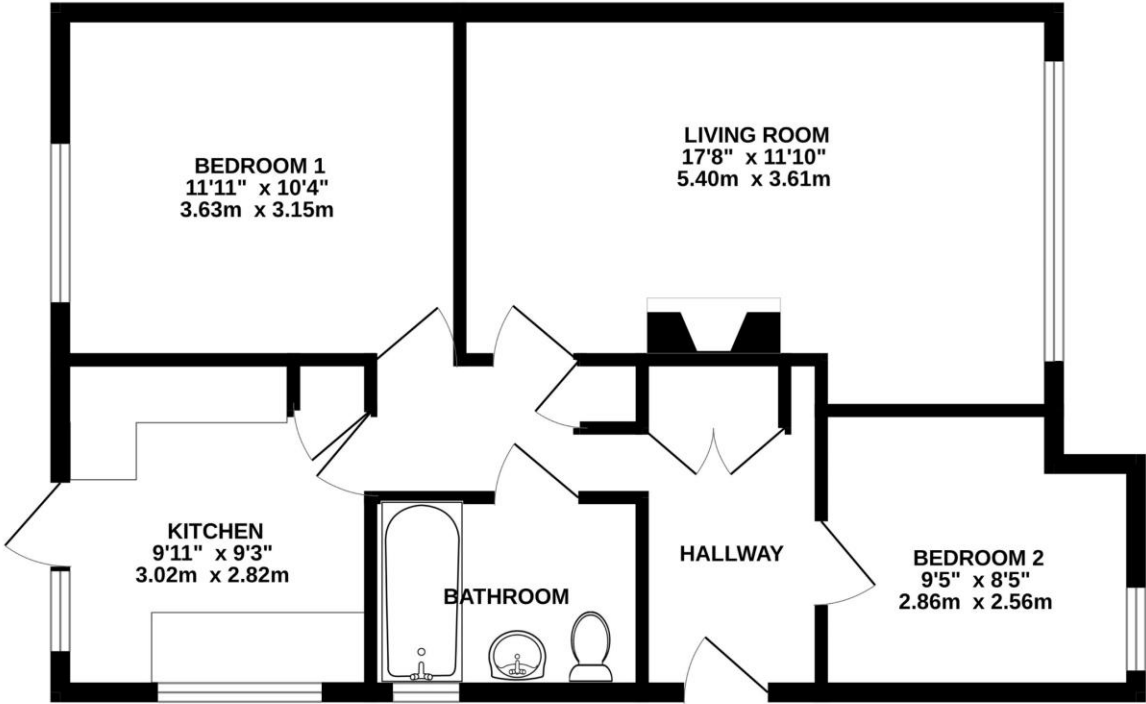
BUYERS INFORMATION

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



Measurements are approximate. Not to scale. Illustrative purposes only
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