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4 VILLA PLACE, THE STREET, SWALLOWFIELD, BERKSHIRE, RG7 1RG



- Two Bedroom Cottage
- Off Road Parking For Two Cars
- Generous Sized Rear Garden
- Two Double Bedrooms
- Sought After Village Location
- Well Presented Throughout

Guide Price £325,000 (To be advised)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE SHINFIELD BRANCH ON 0118 988 5000



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PROPERTY DESCRIPTION

Offered to the market in the heart of Swallowfield Village it this well presented two-bedroom cottage within easy reach of the local Post Office, Village Hall nearby bus routes & Wellington Country Park. The property itself is well proportioned and comprises of an open plan living/dining room with wood burner, shower room & an open plan kitchen/breakfast room to the rear opening onto the garden. Outside to the rear there is a generous sized garden with large patio area & to the front there is a further garden as well as off road parking for two cars. EPC E

LOCAL INFORMATION

Swallowfield is a village and civil parish in Berkshire, England, about 5 miles (8 km) south of Reading, and 1 mile (1.6 km) north of the county boundary with Hampshire.

The civil parish of Swallowfield also includes the nearby villages of Riseley and Farley Hill and is in turn is within the Borough of Wokingham.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25.

ACCOMMODATION

The property on the ground floor comprises of open plan living/dining room with inner hall leading to a refitted shower room & open plan kitchen-breakfast room/ conservatory. Upstairs there are two well-proportioned double bedrooms.



OUTSIDE SPACE

To the rear there is a well-proportioned North/Westerly facing garden with large patio and side pedestrian access & to the front there is a further lawn area and off road parking for two cars.

LOCAL AUTHORITY and SERVICES

Water, mains and electric connected
Wokingham Borough Council
Council Tax Band C





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

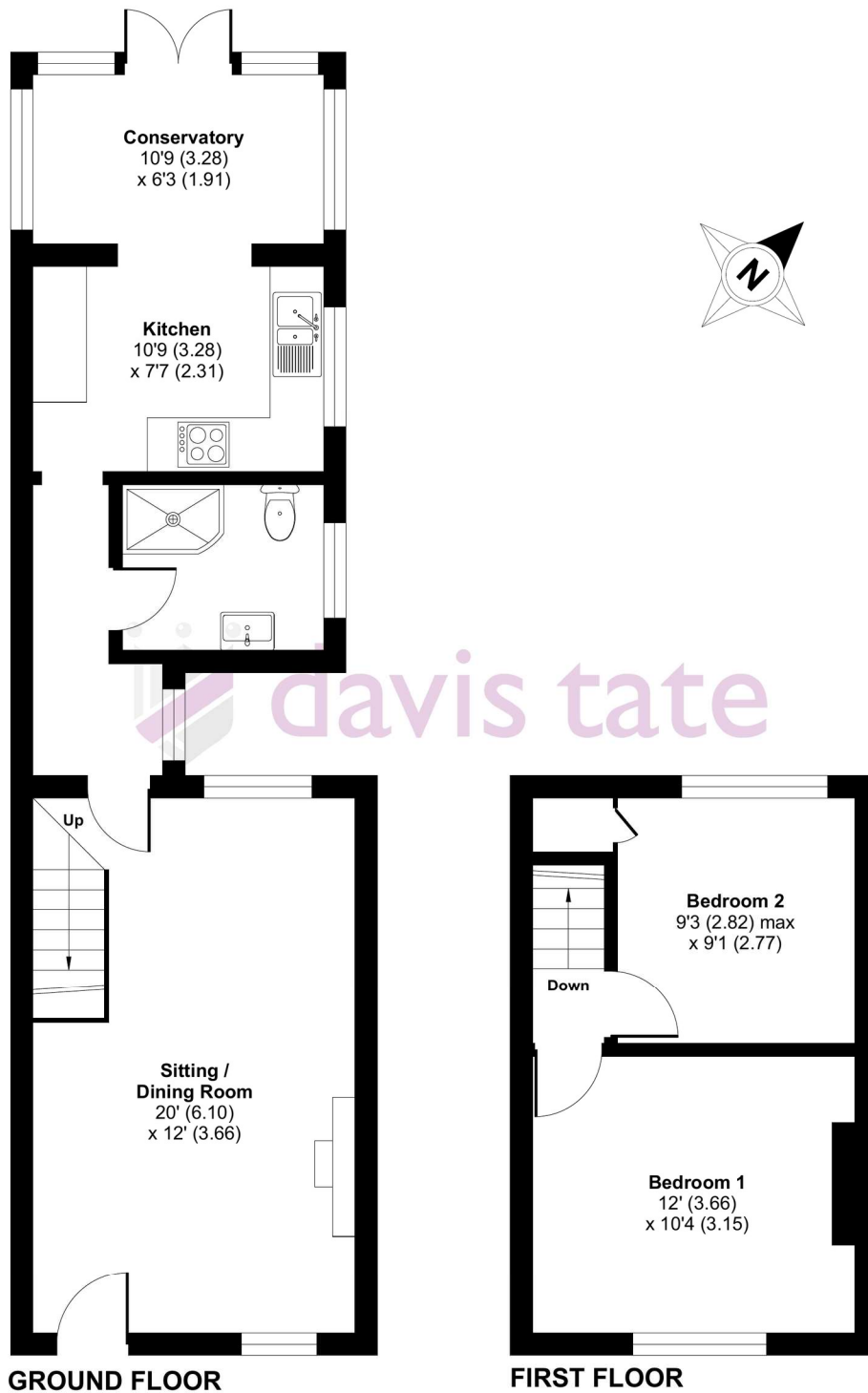
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 739 sq ft / 68.6 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). © nichecom 2023. Produced for Davis Tate. REF: 1063710