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## 4 BECKLEY CLOSE, WOODCOTE, READING, OXFORDSHIRE, RG8 0SZ



- South Facing Rear Garden
- Quiet Cul De Sac Location
- Car Port and Off Street Parking
- Three Bedroom Semi Detached
- Well Presented Throughout
- Beautifully Re Fitted Bathroom

Asking Price £400,000 (Freehold)

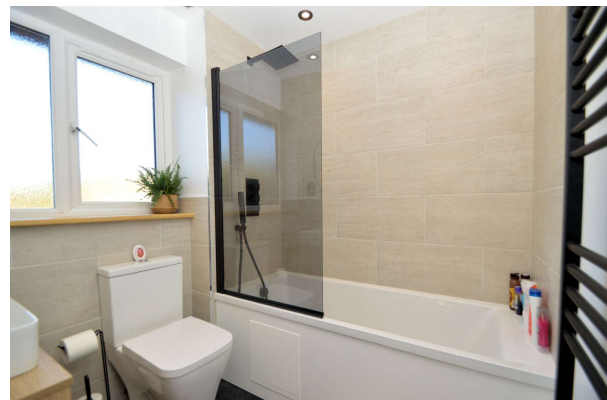
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



davistate.com

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

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## PROPERTY DESCRIPTION

A well presented three bedroom semi-detached home situated in a quiet cul de sac. Located within walking distance of both Primary and Secondary schools, the property also offers a carport and South facing rear garden. EPC rating C.

## LOCAL INFORMATION

Woodcote, situated three miles north east of Goring, and is a vibrant South Chiltern Village with a particularly strong sense of participation amongst its inhabitants. The village offers a good selection of amenities including Primary and Secondary schooling at both state and public. Post office, restaurant, convenience shop, several pubs and garden centre, as outlined on [www.woodcote-online.co.uk](http://www.woodcote-online.co.uk) There is excellent access to nearby Wallingford, which is a delightful market town some four miles to the West, with a good bus service, and train access to London (Paddington) and Oxford, with a choice of either Pangbourne or Goring Railway Stations. Woodcote is in an Area of Outstanding Natural Beauty and is surrounded by beechwoods and farmland that drops down towards the river valley.

## ACCOMMODATION

The front door opens into an entrance lobby, with a storage cupboard and doors to all accommodation. The kitchen/diner is double aspect, fitted with a matching range of wall and base units, with an integral oven and hob and space for additional appliances, French doors to the rear garden. The sitting room is rear aspect, with the staircase to the first floor. The staircase leads to a first floor landing with a large storage cupboard. The master bedroom is rear aspect, with a built in wardrobe cupboard. There are two additional rear aspect bedrooms, one double and one single, and a re-fitted family bathroom fitted with a bath with shower over.





### OUTSIDE SPACE

There is gravel area for additional parking, with a path to the front door. Gated access at the side leads to the rear. The rear garden, facing South, has a flagstone patio adjacent, with steps leading up to a garden laid to lawn. The garden offers a shed and is enclosed by timber fencing. There is a carport located to the side, with space for one vehicle, and additional tandem parking for two vehicles in front of this.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council 01491 823000. [www.southoxon.gov.uk](http://www.southoxon.gov.uk). Council Tax Band D. Gas fired central heating, all mains services. NB Agents Note: The vendor has informed us there was a new roof lining replaced in 2023



## **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.

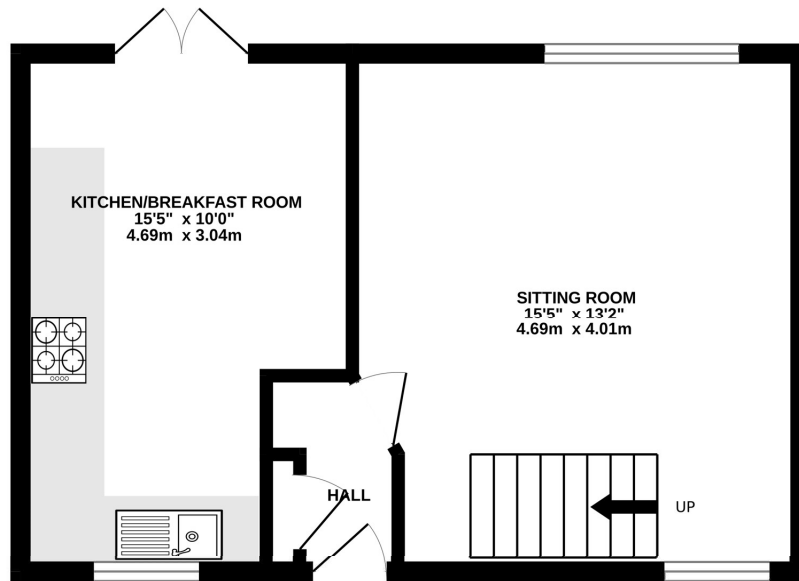
## **BUYERS INFORMATION**

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.

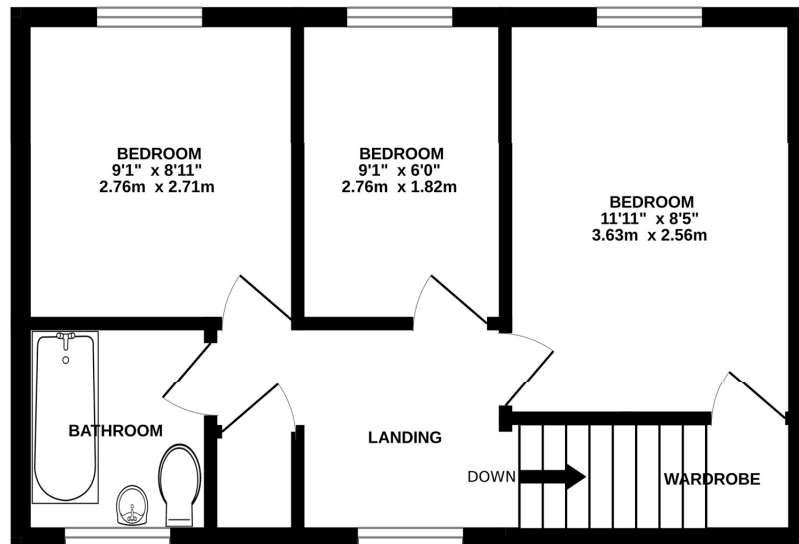
## **REFERRAL FEES**

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.

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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