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65 BURRELL ROAD, COMPTON, NEWBURY, BERKSHIRE, RG20 6QX



- Three bedroom semi-detached house
- In need of updating
- Outlook over village recreation ground
- Within 0.5 mile walk of Downs Secondary
- 0.1 mile walk to Compton Primary
- No onward chain

Asking Price £349,950 (Freehold)

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



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PROPERTY DESCRIPTION

A three bedroom semi-detached house situated in a popular residential road within easy access of village schools, with the house set within catchment of the Outstanding Downs secondary school. The property backs onto the village recreation ground, providing an attractive outlook. The house is in need of renovation throughout, and is available with no onward chain. The accommodation includes: lounge, kitchen/diner, garden room, three bedrooms, bathroom, loft room and garage. Awaiting EPC Rating.

LOCAL INFORMATION

Compton is a popular village on the outskirts of Newbury with excellent road links to nearby Didcot, Thatcham and Reading. The village has a Parish Church, a general store and post office, a public house/hotel, a surgery, a Village Hall, a Play Group, a Creche, a Scout/Guide hut and a Sports and Recreation Centre. There are two schools, Compton C of E Primary and the Downs Secondary school (Both receiving OUTSTANDING ofsted reports). Many parishioners commute out of the village for work including London, and the Harwell and Rutherford Laboratories a few miles away.

ACCOMMODATION

A upvc front door opens into an enclosed porch, with another door leading to the lounge. This room has a picture window overlooking the front and a blocked up fireplace with stone surround. A glazed door leads into the kitchen/diner, which in turn has a sliding door to a garden room, with French doors to the rear garden.

A staircase leads to the first floor landing with an airing cupboard. The main bedroom is rear aspect with a large window overlooking the recreation ground and built in wardrobe cupboards. There are two further front aspect bedrooms, one double and one single. The family bathroom has a bath with shower over. A turning paddle staircase leads to a partially converted loft room.



OUTSIDE SPACE

A sloping hard standing drive provides access to the garage. The front garden is lawned with copper beech hedging.

Gated access leads to a path at the side. Steps lead down from the garden room onto a level lawned garden with a greenhouse. The rear garden backs onto the village recreation ground, providing for an attractive outlook, with a gate at the bottom of the garden leading to the green.

There is a garage, tandem double in length with an up and over door, two pedestrian doors to the side and an inspection pit.

LOCAL AUTHORITY and SERVICES

West Berks District Council. Tax band D. Oil fired central heating.





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

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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.

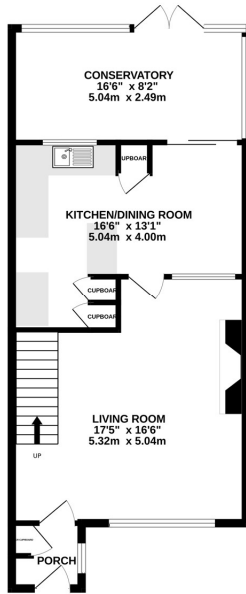
BUYERS INFORMATION

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.

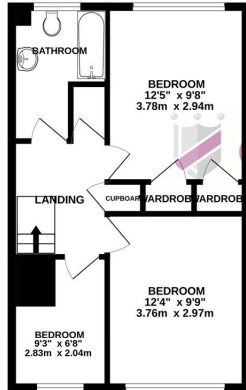
REFERRAL FEES

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.

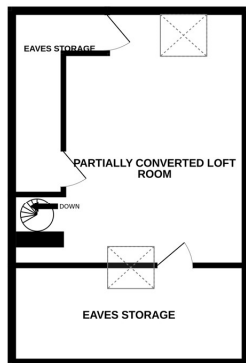
GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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