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85 HIGH STREET, THEALE, READING, BERKSHIRE, RG7 5AG



- Stylish Re-fitted Bathroom
- Two Bedrooms with Fitted Wardrobes
- Open Plan Living/Dining/Kitchen
- Garage in Nearby Block
- 0.6 Miles from Theale Train Station
- EPC Rating C

Asking Price £325,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

A well-presented modern terraced home situated on Theale High Street a short walk from local amenities and the train station. The property features an open plan living area and a re-fitted bathroom suite. Outside there is an enclosed rear garden and a garage in block. EPC C.

LOCAL INFORMATION

Theale is located 5 miles (8.0km) west of the centre of Reading, with easy access to the M4. It is located on the old Bath Road, which crosses the motorway here at junction 12 (Reading West). Theale railway station is near the centre of the village and is served by local services from Reading to Newbury. Theale owes much of its past and present prosperity to its good road communications links. In the pre-railway era, the village was an important staging post on the old Bath Road, as witnessed by the number of old pubs to be found on its High Street. There are also Chinese, Indian, and French cuisine restaurants. Sports facilities include Theale Green Sports Centre and Theale golf club.

ACCOMMODATION

Entrance porch, open plan living/dining room, kitchen. On the first floor there are two double bedrooms with newly fitted wardrobes and a modern bathroom.

OUTSIDE SPACE

To the rear of the property is a private garden, garage in block and driveway.



LOCAL AUTHORITY and SERVICES

Mains gas, electric and water.
West Berkshire 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.

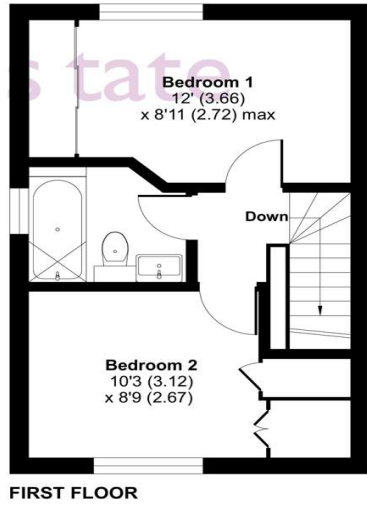
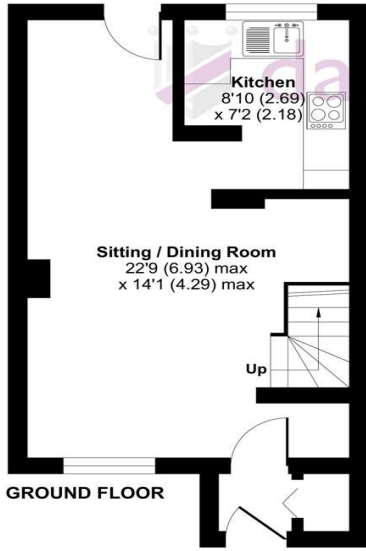
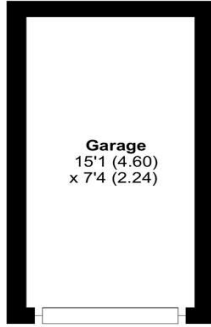
BUYERS INFORMATION

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 = 661 sq ft / 61.4 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 772 sq ft / 71.7 sq m
For identification only - Not to scale



 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Davis Tate. REF: 1083534