

## 121 FULLBROOK AVENUE, SPENCERS WOOD, READING, BERKSHIRE, RG7 1FE



- Modern coach house built by Taylor Wimpey
- Outside storage cupboard
- Open plan living area
- Easy access to the M4
- Unfurnished
- Available middle of 07/05/2024.

**£1,350 per month + permitted payments \***

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



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## PROPERTY DESCRIPTION

A beautifully presented two double bedroom coach house built in 2017 by Taylor Wimpey. This modern home features an open plan living area with fitted kitchen and a stylish bathroom. The property will be unfurnished and available 07/05/2024. EPC Rating B.

## LOCAL INFORMATION

The picturesque village of Spencers Wood offers the perfect lifestyle balance. Rural living, with a welcoming community, surrounded by traditional pubs and countryside; with all the benefits and transport links of nearby Reading. With a rich history dating back to the 13th century, Spencers Wood retains the congenial atmosphere of a Berkshire village. A true sense of community has developed, enhanced by the annual carnival and a wealth of clubs and societies covering interests from sports to local history. The village provides for everyday necessities, with a Post Office, bakery and a local store together with tempting old-style pubs and eateries. Whilst traditional pleasures are presented in abundance; a walk in the woods, the open countryside, a chance for young children to run and explore and for families to take life at a gentler pace. The property is perfectly located to take advantage of a wealth of local rural and urban delights. There are numerous traditional and gastro pubs to discover in the area, as well as renowned fine dining options for more indulgent occasions including celebrated Michelin starred L'Ortolan in neighbouring Shinfield. The nearby town of Reading provides a huge choice of restaurants to suit every palate, from popular family favourites to more refined options. Reading is also known as one of the UK's top retail destinations, with The Oracle and the high street bringing together Debenhams, House of Fraser, John Lewis and Marks & Spencer along with a choice of independent boutiques too.

## ACCOMMODATION

As you enter the property you will be met with the entrance hall with stairs leading to the first floor accommodation, on your right you will find a light and airy main bedroom which benefits from an en-suite. As you continue further down the hallway the second bedroom is on your right with views from the window which overlook the green space opposite. At the end of the hallway is the main bathroom straight in front of you and the open plan kitchen/diner on your right which benefits from a fully fitted kitchen with built in appliances.

## OUTSIDE SPACE

Car port for one car with outside storage cupboard.

## LOCAL AUTHORITY and SERVICES

Wokingham Borough Council. Council tax band C.





### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

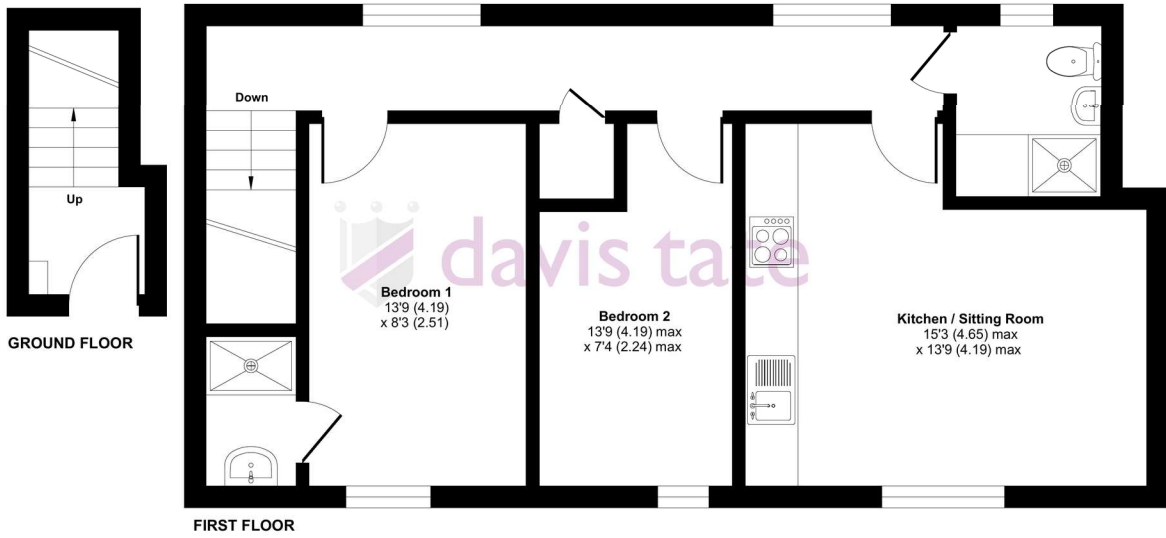
### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### **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 = 613 sq ft / 57 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 2022. Produced for Davis Tate. REF: 842663