



23 THE PIPPINS, SWALLOWFIELD, READING, BERKSHIRE, RG7 1LW



- Three bedrooms
- Semi detached
- Swallowfield Village
- Driveway Parking
- Garage
- EPC Rating B

Offers in Excess of £485,000 (Freehold)

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



## PROPERTY DESCRIPTION

A modern and well cared for three bedroom semi detached home ideally located in Swallowfield village within 3.5 miles of the M4 and 0.5 miles from local amenities. The property benefits from a bright and airy living room measuring in at 17.3ft by 12.10ft, modern kitchen diner, main bedroom with ensuite, two further bedrooms, family bathroom, downstairs cloakroom, wonderful private rear garden, garage and driveway parking. EPC Rating B.



## 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 front door leads into a spacious hallway with the living room to your left and the kitchen diner to your right. The kitchen diner leads into the lovely garden via double french doors making it an ideal spot for family meals. A cloakroom can also be found on the ground floor.

The first floor is comprised of the main bedroom with ensuite, a further two bedrooms and the three piece family bathroom.



## OUTSIDE SPACE

Outside the property has a stunning private rear garden, a garage and driveway parking for three cars.

## LOCAL AUTHORITY and SERVICES

Wokingham Borough Council Tax Band E.

Mains, Gas, electric and water.

Service fee of £54 per month.





## CONVEYANCING

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

## 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

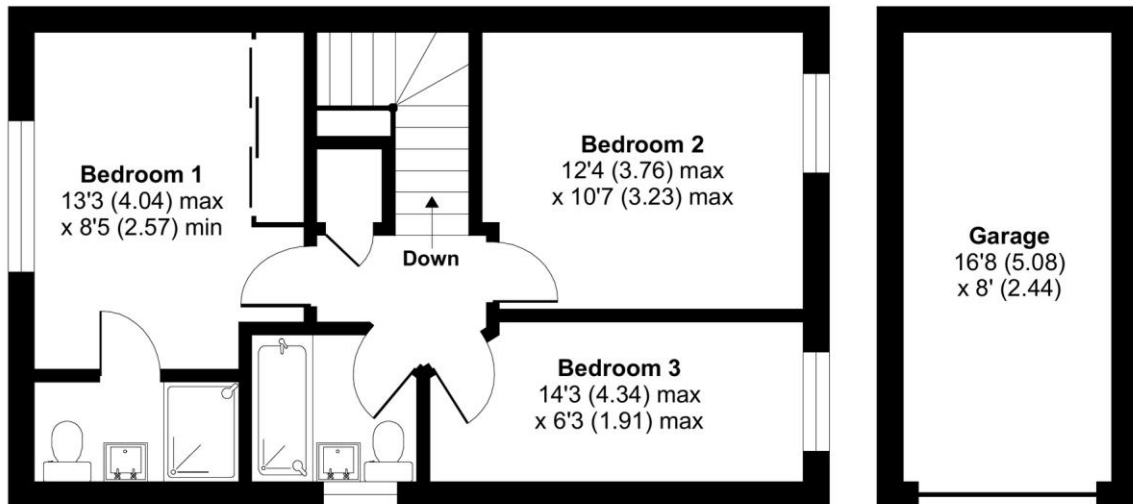
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1031 sq ft / 95.8 sq m

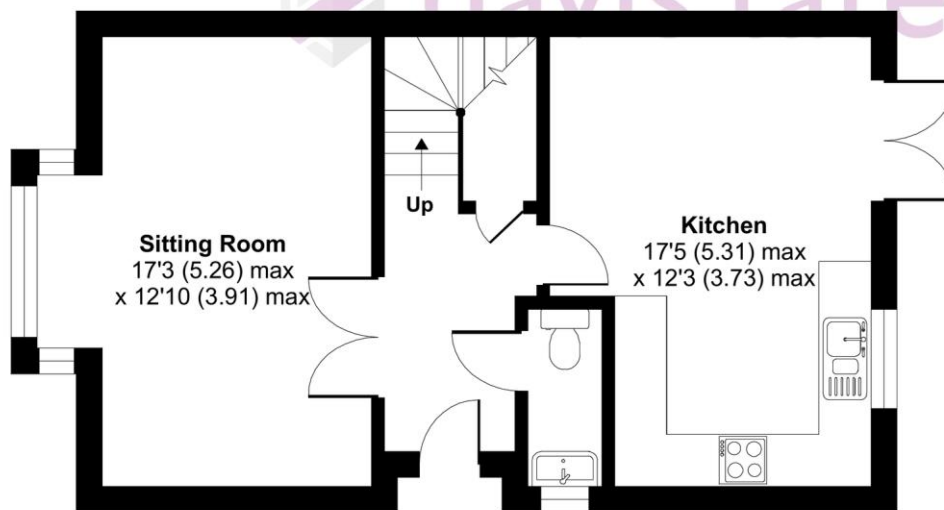
Garage = 138 sq ft / 12.8 sq m

Total = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Davis Tate. REF: 999677