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3 FARMERS END, CHARVIL, READING, BERKSHIRE, RG10 9RZ



- No onward chain
- Two double bedrooms
- Off road parking
- Cul de sac location
- Two bathrooms
- EPC rating C

Asking Price £400,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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PROPERTY DESCRIPTION

Smartly presented two double bedroom property situated approx two miles from Twyford mainline Train station and village. The property has off road parking for two cars and a private rear garden. Available with no onward chain. EPC Rating C.

LOCAL INFORMATION

Charvil is situated between the villages of Sonning and Twyford ' approximately 5 miles to the East of Reading - and is surrounded by countryside with walks along the river and local nature reserve. The nearest shops are situated just 1 mile away at Twyford, there is a Waitrose, several cosy local pubs, an award winning restaurant, small boutiques, a newsagent, doctors and a dentist. There are also highly regarded schools in the area with catchment to The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary.

ACCOMMODATION

Well cared for by the current landlord this two bedroom home comprises; entrance hall with access to the downstairs cloakroom, 15ft living room, fully fitted kitchen/dining room with access to the rear garden. Upstairs the main bedroom has built in storage and a separate en-suite shower room. The second double bedroom also offers built in storage and the family bathroom is located on this floor.

Agents note - Photographs were taken before the start of the current tenancy.

OUTSIDE SPACE

The property is located in a pleasant cul de sac with a small front garden, off road parking and a rear garden mainly laid to lawn with a patio area directly accessible from the back door in the kitchen/dining room. There is also a gated side access from the driveway parking.



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. Other important information which you need to know about this property can be found at davistate.com

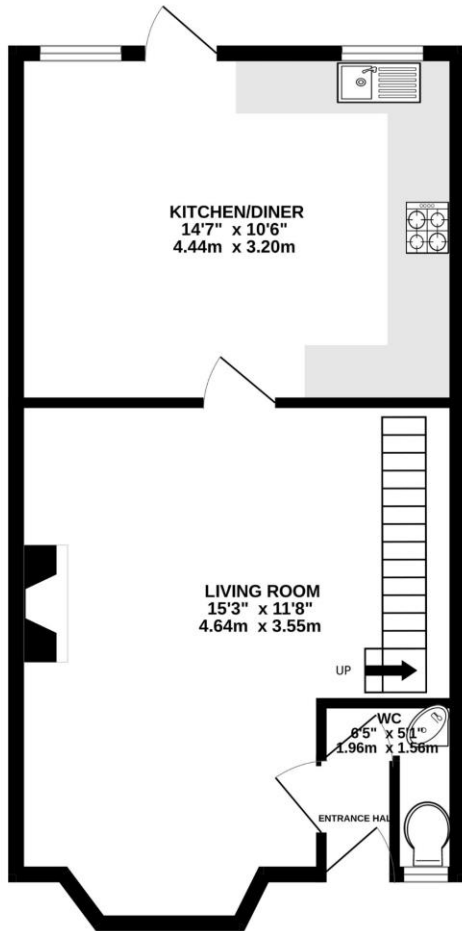
BUYERS INFORMATION

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.

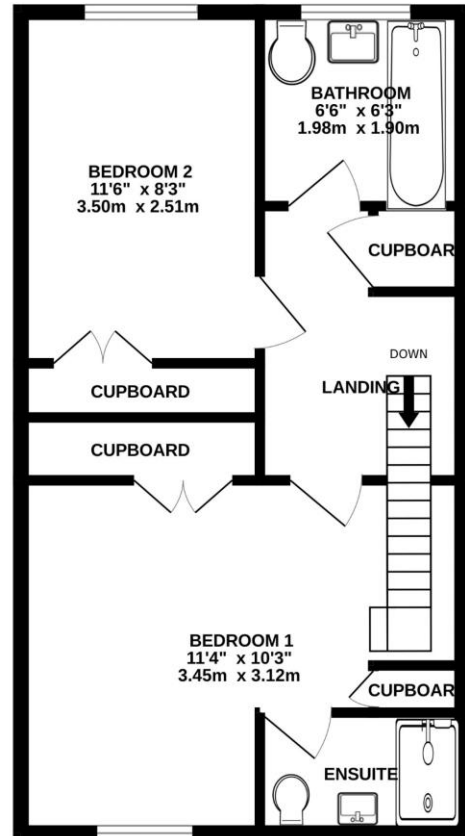
REFERRAL FEES

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
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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