



sales | lettings | new homes | conveyancing | mortgages

18 THE MOUNT, READING, RG1 5HL



- Grade II Listed
- No Onward Chain
- Sought After Conservation Area
- South Facing Garden
- 3D Matterport Virtual Tour Available
- EPC Exempt

Asking Price £600,000 (Freehold)

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



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

A charming Grade II Listed home situated in a sought after conservation area a short walk from the Reading University and only 1.3 miles walk from Reading mainline train station. Featuring two large reception rooms, breakfast room, three double bedrooms and a south facing garden. EPC Exempt.

LOCAL INFORMATION

Fast non-stop services to London Paddington, access to Jct. 11 & 12 of the M4 and within 30 miles of London Heathrow, central Reading is a desirable area for commuters and families alike. The town is made up of old and new, the Town Hall, Abbey Ruins and Forbury Gardens are complimented by the newly developed Train Station and Oracle Shopping Centre offering numerous bars, restaurants and the latest shops. Reading is set between the River Thames and River Kennet which meanders through the centre. There is no shortage of leisure facilities with various gyms, clubs and societies not to mention its own football and rugby teams. Reading boasts its renowned university along with college and highly sought after primary and secondary schools, as well as private schools.

ACCOMMODATION

The recently decorated accommodation comprises of a Victorian stained glass front door, an elegant entrance hall with ornate arch, two sitting rooms with open fires, dining room leading into the kitchen, and conservatory. Double doors lead into the garden. Cupboard, cloakroom, utility/conservatory. On the first floor there is a main bedroom with dual aspect windows and a built in wardrobe, double bedroom with a built in wardrobe and a 4 piece family bathroom. On the top floor there is landing cupboard and a further double bedroom with built in wardrobes.



OUTSIDE SPACE

On street permit parking. There is secure rear access to the garden. The south facing courtyard garden is mainly paved, with a gravel side passageway, and a large shed, with electricity supply.

LOCAL AUTHORITY and SERVICES

Council tax band E.

Main gas, electric and water/sewerage.





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

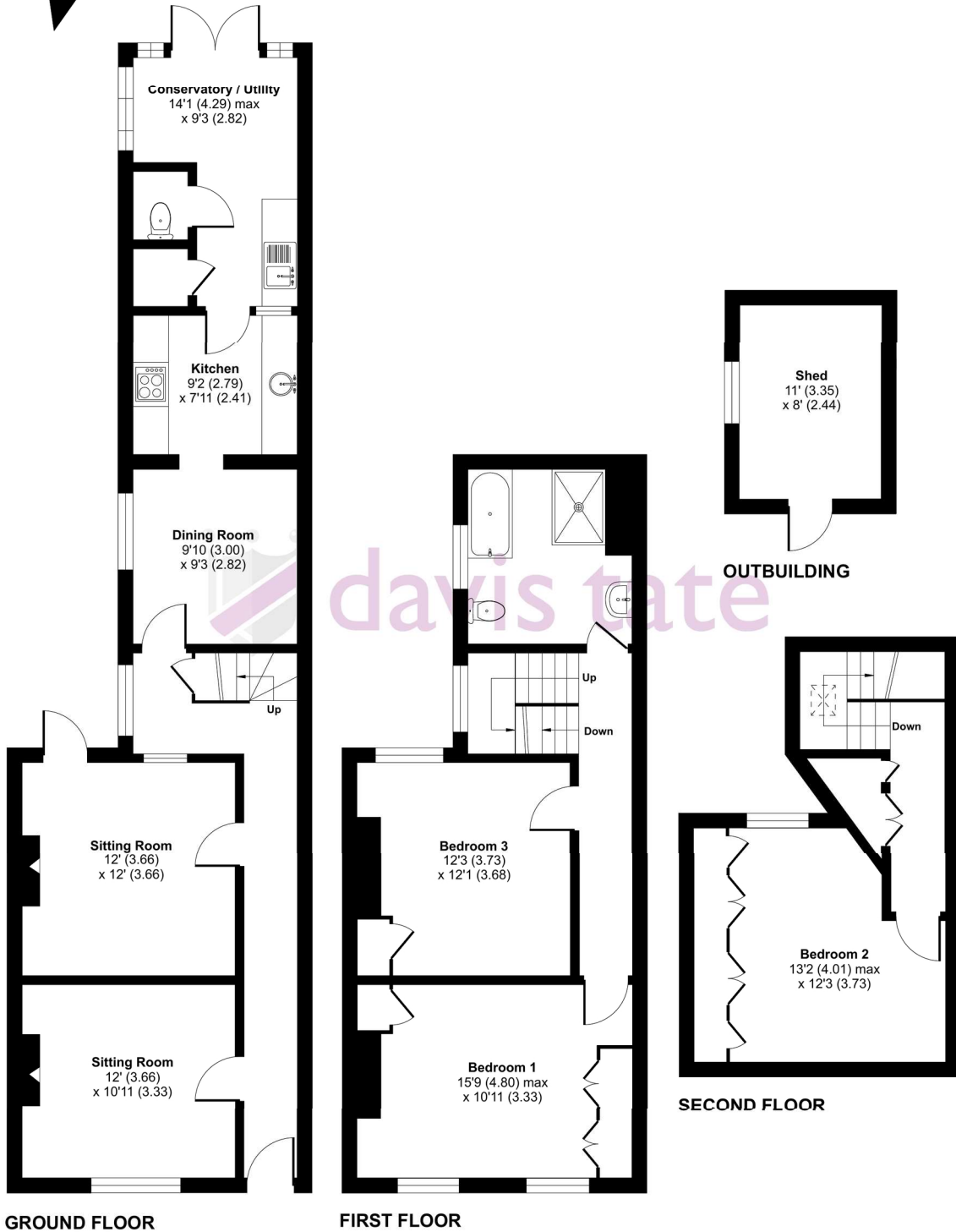
BUYERS INFORMATION

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.

Approximate Area = 1518 sq ft / 141 sq m
 Outbuilding = 88 sq ft / 8.2 sq m
 Total = 1606 sq ft / 149.2 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 2023. Produced for Davis Tate. REF: 985614