

10 MIMOSA DRIVE, SHINFIELD, READING, BERKSHIRE, RG2 9AQ



- Spacious Kitchen Breakfast Room
- 4 Bedroom Semi Detached House
- Easy Access to the M4 and A33
- Three Bathrooms Plus Utility
- Gardens and Detached Garage
- Awaiting EPC Rating

£2,400 per month + permitted payments *

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



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PROPERTY DESCRIPTION

This FOUR BEDROOM semi detached town-house is situated in a sought after development within the village of Shinfield. This property is unfurnished and available from the 20th May 2024. Awaiting EPC Rating .

LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic Church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Shinfield gives commuters easy access to M4, A33 and 329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading.

ACCOMMODATION

The accommodation comprises: Entrance Hall, Guest Bedroom with En Suite Shower Room, Family room with doors leading out to the rear garden and utility room

Main Bedroom with En Suite Shower Room, Two Further Bedrooms and Family Bathroom.



Kitchen/Breakfast Room, Living/Dining Room, stairs to first floor landing.

OUTSIDE SPACE

To the rear of the property is an enclosed garden being mainly laid to lawn with a patio area and a shed. Parking at front

LOCAL AUTHORITY and SERVICES

Wokingham Borough Council. Council tax band E. Please note, the images were taken prior to the current tenancy

IMPORTANT NOTICE

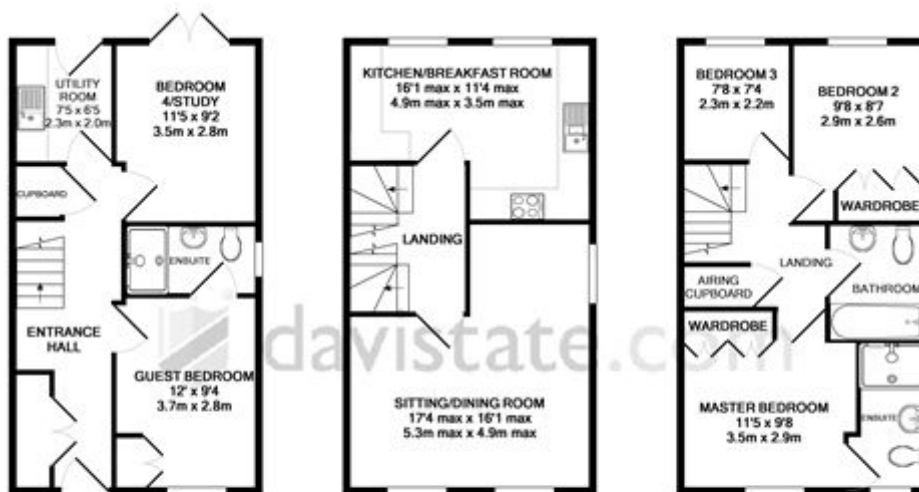
* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

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

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
APPROX. FLOOR
AREA 444 SQ. FT.
(41.3 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 444 SQ. FT.
(41.3 SQ. M.)

2ND FLOOR
APPROX. FLOOR
AREA 444 SQ. FT.
(41.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1333 SQ. FT. (123.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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