davis tate

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14 MASTER CLOSE, WOODLEY, BERKSHIRE, RG5 4UB



- **One double bedroom**
- **Allocated parking space**
- **Located on the popular Woodley airfield**
- **Garden area**
- **Well presented**
- **INVESTMENT BUYERS**

Asking Price £250,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD (DAVIS TATE) BRANCH ON 0118 934 4433

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England and Wales at First Floor Glendale House Reading Road, Burghfield Common, Reading, Berkshire, England, RG7 3BL.







PROPERTY DESCRIPTION

Situated within the popular Woodley airfield development is this one bedroom house with off road parking and garden. Close to local amenities and motorway connections. - EPC Rating C74.

LOCAL INFORMATION

Woodley has been named in the top 20 UK towns to bring up a family by Family Friendly Hotspots Report from Family Investments*. Situated East of Reading & North West of Bracknell, with both larger towns home to many multinational companies & business parks. A regular bus service operates into Reading. For train commuters, Paddington is served by stations at Twyford & Reading and the Waterloo line with stations at Earley & Winnersh Triangle. The A329M & M4 links are just a short drive away.

ACCOMMODATION

Accommodation comprises: entrance hall with storage cupboard, lounge/diner with double doors to kitchen, the kitchen is fully fitted with appliances, double bedroom, landing with storage, white bathroom suite with shower mixer over bath.

OUTSIDE SPACE

The property has a side garden and
allocated parking space.

LOCAL AUTHORITY and SERVICES

Wokingham District Council
Council Tax Band C
Electric Heating & Mains Water







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

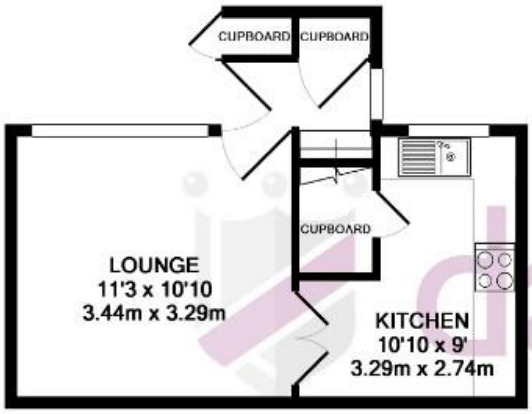
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

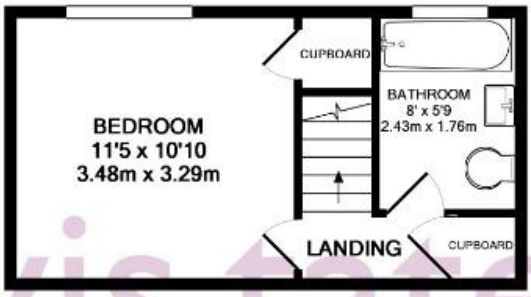
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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