davis tate

sales | lettings | new homes | conveyancing | mortgages

ROSEBERRY, MILTON WAY, RUSCOMBE, READING, BERKSHIRE, RG10 9LE



- **Two bedrooms**
- **Driveway Parking**
- **Quiet Cul-de-sac**
- **Desirable location**
- **Private Garden**
- **No Onward Chain**

Asking Price £620,000 (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

Set in the beautiful village of Ruscombe, this detached two bedroom bungalow sits in a quiet cul de sac with excellent access to Twyford. Offering flexible, well presented accommodation and clear potential for modernisation, it's an appealing opportunity for a range of buyers. EPC D.

LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading; the Anglo-Saxons named Twyford after the two fords across the River Loddon in the village. Surrounded by beautiful countryside and the towns of Henley-on-Thames, Reading and Maidenhead there is plenty to do along with highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. Twyford has a mainline train station with regular trains to Paddington via the Elizabeth line and from 2021 Crossrail will be running from Twyford station allowing direct access to the City, Canary Wharf, the West End and Heathrow.

ACCOMMODATION

Upon entering the property, you are welcomed by a family bathroom positioned to the right. Continuing through the hallway and turning right, you will find two generous double bedrooms—one overlooking the front of the home and the other enjoying views to the rear. Returning to the main hallway, the property opens into a spacious open plan living and dining room, featuring French doors that lead directly out to the garden, creating a bright and inviting space. The accommodation is further complemented by an extended kitchen, offering additional practicality and scope for enhancement. The bungalow is clean, tidy, and well cared for, presenting a solid foundation for buyers wishing to update and personalise. With its layout, potential, and desirable setting, this property represents a fantastic investment opportunity.







OUTSIDE SPACE

To the front of the property, there is driveway parking for one vehicle, providing convenient access to the single garage—ideal for storage, a workshop space, or secure parking. At the rear, the bungalow enjoys a well maintained garden featuring a neat lawn bordered by established shrubs, offering a private and attractive outdoor area. The space provides a lovely backdrop to the home and excellent potential for further landscaping or personalisation.

LOCAL AUTHORITY and SERVICES

Wokingham borough council, All mains Connected, EPC RATING D, Council Tax Band E





























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

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

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

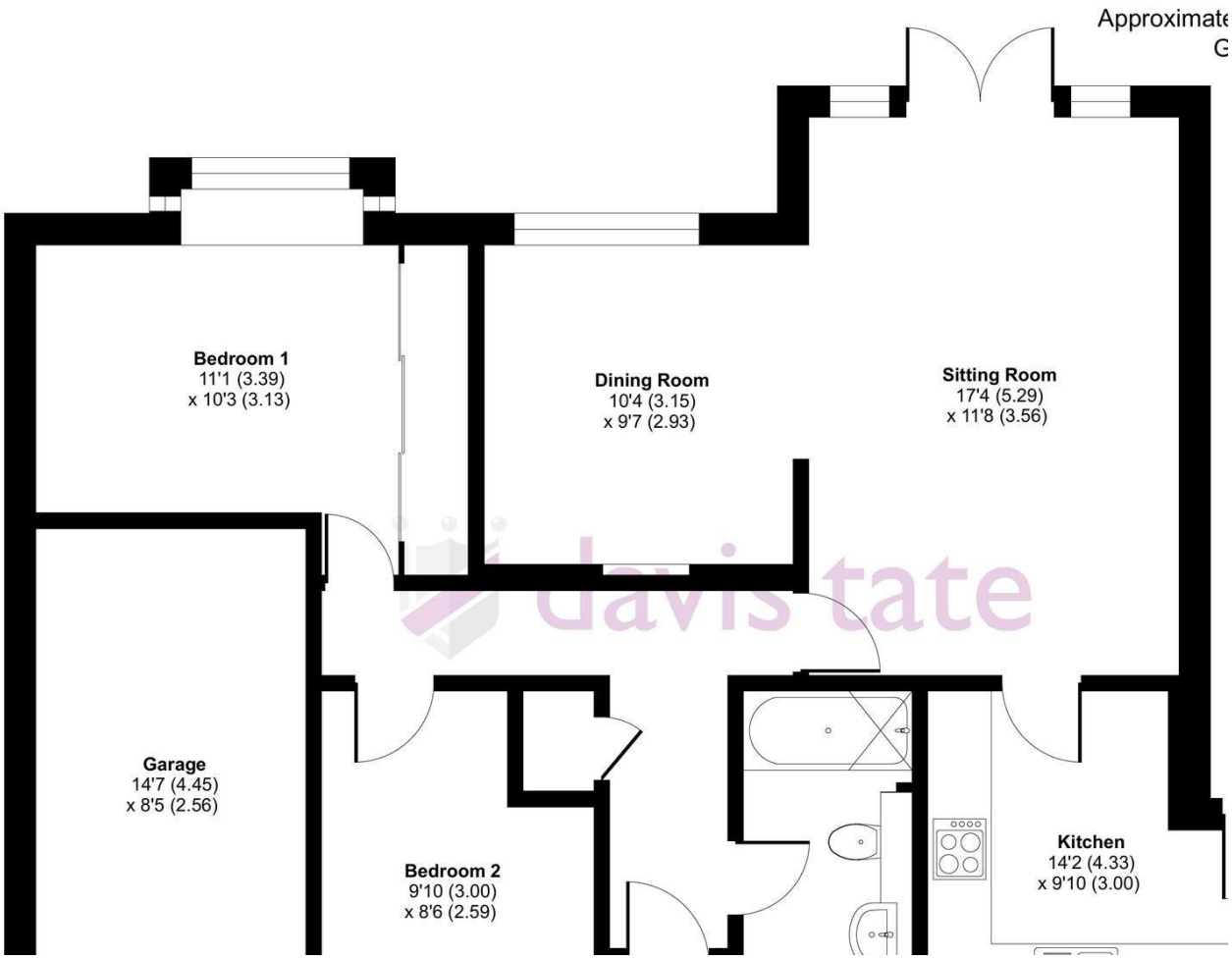
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

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, Simplify, 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 charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. 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
G
Bedroom 1
11'1 (3.39)
x 10'3 (3.13)
Dining Room
10'4 (3.15)
x 9'7 (2.93)
Sitting Room
17'4 (5.29)
x 11'8 (3.56)
Garage
14'7 (4.45)
x 8'5 (2.56)
Bedroom 2
9'10 (3.00)
x 8'6 (2.59)
Kitchen
14'2 (4.33)
x 9'10 (3.00)