davis tate

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42 BROAD HINTON, TWYFORD, BERKSHIRE, RG10 0LP



- 0.6 miles from Twyford Station
- Available January
- Two double bedrooms
- Garage and driveway parking
- Private rear garden
- EPC Rating TBC

£1,650 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD 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

Two bedroom semi detached house. Open plan living room, dining area and kitchen. Family bathroom with shower over bath. Double length garage and private garden. Available January 2027, unfurnished. EPC Rating D
Deposit is the equivalent of 5 weeks rent = £1903

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 and from 2019 Crossrail will be running from Twyford station allowing direct access to the City, Canary Wharf, the West End and Heathrow.









ACCOMMODATION
Accommodation comprises: entrance lobby, modern fitted kitchen with appliances. Open plan living room with dining area. Two double bedrooms and modern bathroom. EPC Rating D

OUTSIDE SPACE
To the front of the property is a garden laid to lawn. The garage and driveway is to the side of the property. The rear is an enclosed garden with patio area.

LOCAL AUTHORITY and SERVICES
Wokingham Borough Council - Tax Band D. The property is on mains gas, electric and water

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.

Approximate Area = 668 sq ft / 62 sq m
Garage = 213 sq ft / 19.8 sq m
Total = 881 sq ft / 81.8 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 2024. Produced for Davis Tate. REF: 1091570