



38 Watermill Court, Bath Road  
Woolhampton, RG7 5RD

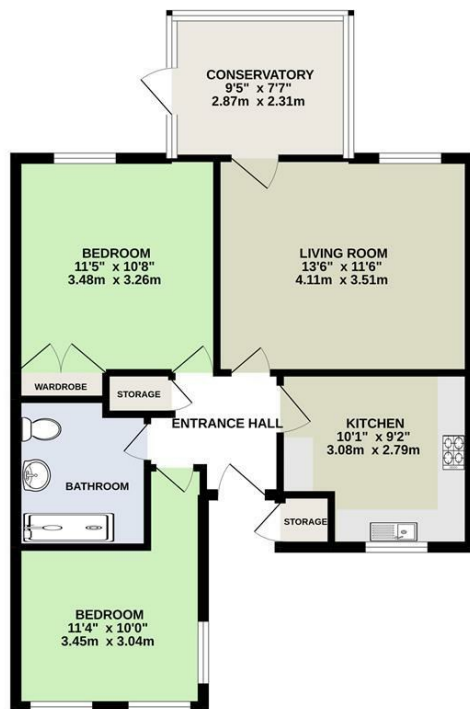


Guide price £285,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 38 Watermill Court, Bath Road

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.  
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## DESCRIPTION:

VP - Presented to the market is this two-bedroom over 55' retirement bungalow located within the popular gated Watermill Court development within the village of Woolhampton. The accommodation comprises entrance hallway, storage cupboard, refitted kitchen, living room, conservatory overlooking communal gardens, two double bedrooms and a refitted shower room.

Woolhampton is an historic and picturesque village located along the A4, about halfway between Reading and Newbury, and is also convenient for J12 and J13 of the M4. There is a railway station and bus stops in Woolhampton village. Locally there are two public houses, village shop and the Kennett and Avon Canal. As well as the GWR railway station, Woolhampton enjoys regular bus services between Reading and Newbury.

The property fronts onto an attractive courtyard with communal seating with surrounding hedgerow and trees. To the rear there are communal gardens with flower beds. Gated entrance leads to parking for residents and visitors.

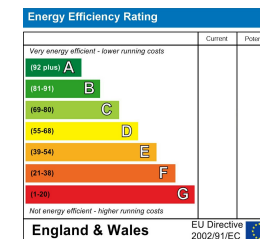
West Berkshire Council - D

Service charges - The owner currently pays a monthly direct debit of £217.

## SUMMARY OF ACCOMMODATION:

- BUNGALOW
- CONSERVATOY
- REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- OVER 55's
- REFITTED BATHROOM SUITE

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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