



DOWNER & CO

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**33 Watermill Court, Bath Road,  
Woolhampton RG7 5RD**  
**Price: £250,000**

## Description.

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### NO ONWARD CHAIN

RARE TO THE MARKET. A two double bedroom, **FREEHOLD** end-of-terrace house on this retirement for the over 55's complex, set in a village location between Newbury and Reading within walking distance of all the amenities the village has to offer.

The spacious accommodation comprises, entrance hall, cloakroom, living/dining room, kitchen, conservatory, two double bedrooms both with excellent storage and shower room.

Benefits also include a south facing own quiet private patio area to the rear, well maintained communal gardens, residents parking with spaces for visitors and on-site house manager.

**Service Charge:** £2,999.47 per annum.

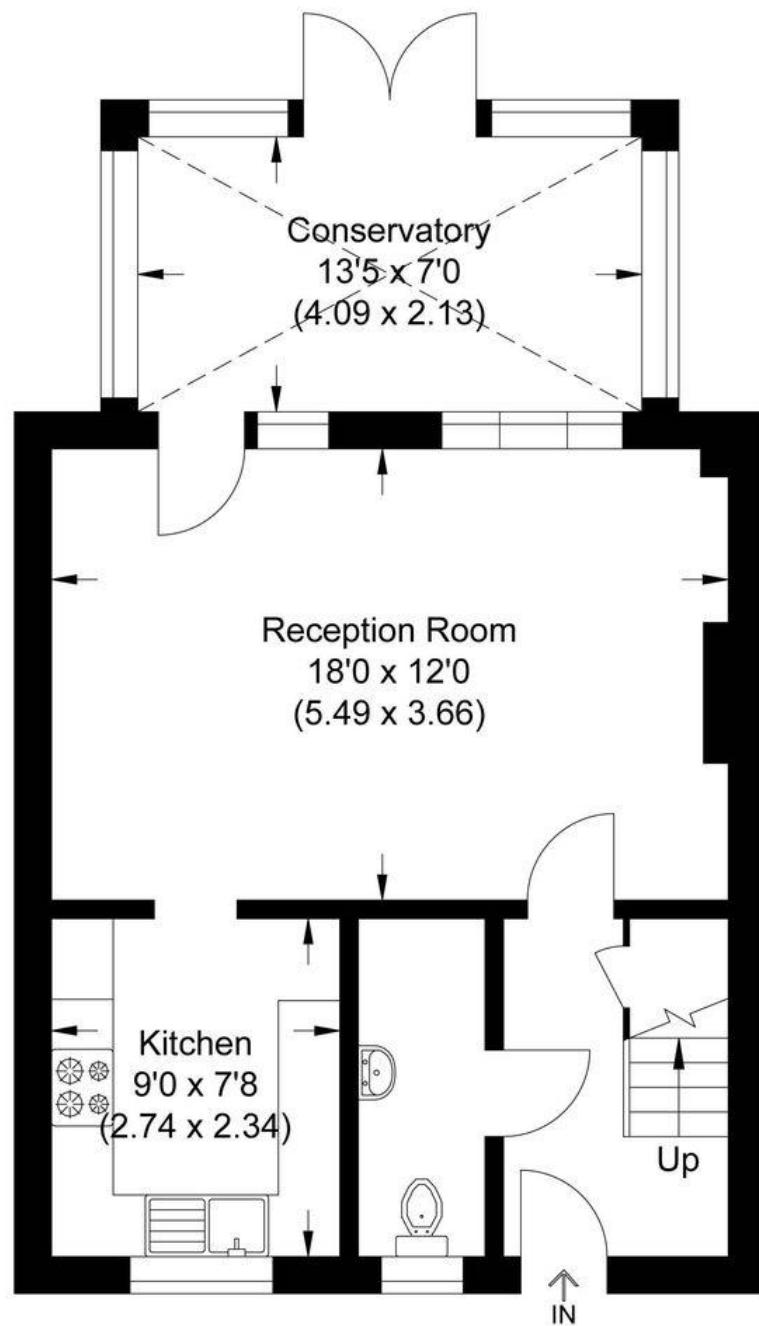
Paid to management company who maintain the larger development.



## Location.

The village of Woolhampton is roughly equidistant between Reading and Newbury and Watermill Court is well placed to take advantage of all that the village and the area has to offer. The property is within walking distance of the local shop, mainline train station serving Reading, Newbury and London Paddington as well as the West Country. There are two pubs - The Angel is a four minute walk - whilst the canal side Rowbarge, with its extensive gardens, is a four minute walk and the excellent Molly's Café only a short two minute walk. There are miles of countryside and canal side walks to also enjoy.





Approximate Gross Internal Area  
82.27 sq m / 885.54 sq ft

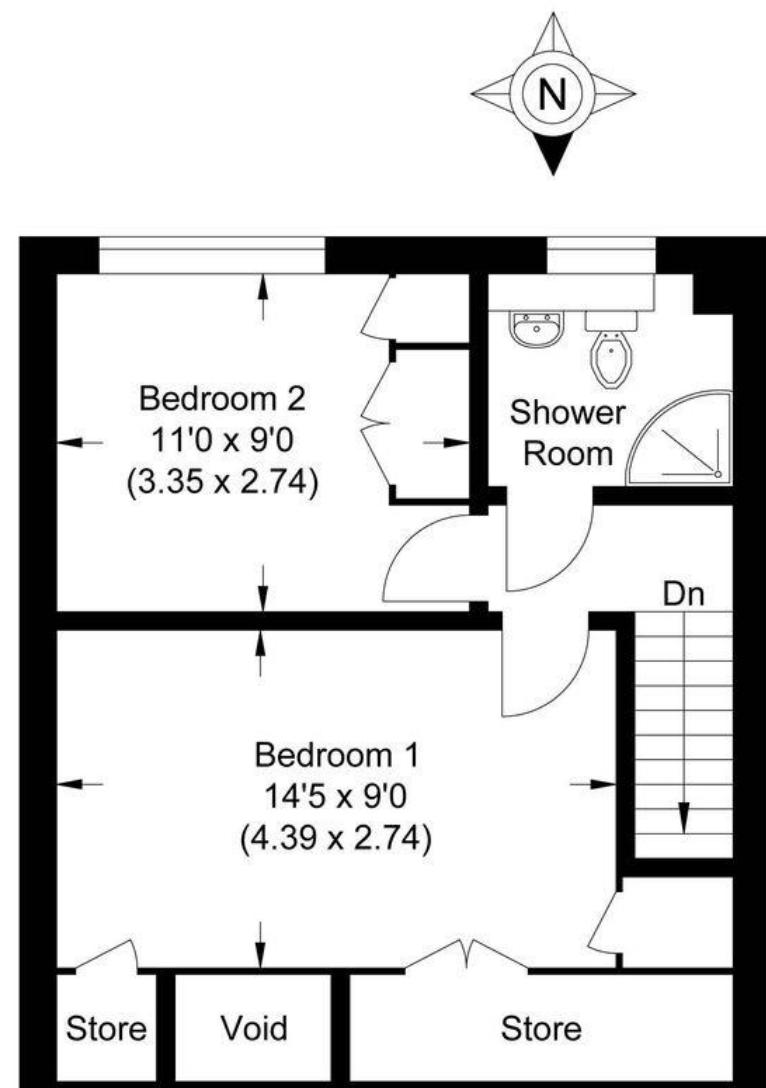


Illustration for identification purposes only, measurements are approximate, not to scale.



**EPC: D**

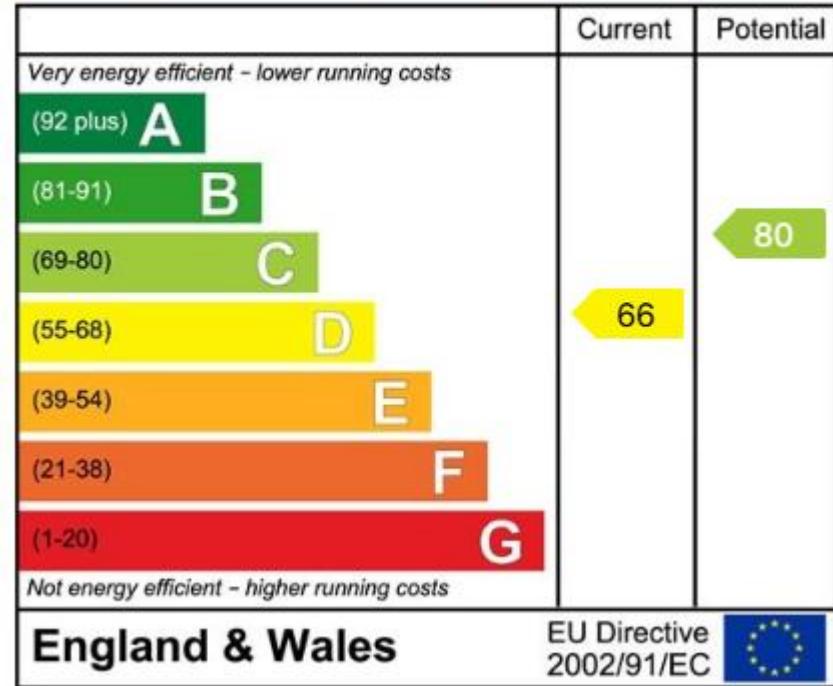
**COUNCIL TAX BAND: D**  
**2025/2026: £2,347.52.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

## Energy Efficiency Rating



### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

Downer & Co Estate Agents

44 Cheap Street

Newbury

Berkshire

RG14 5BX

**01635 523777**

[www.downer.co.uk](http://www.downer.co.uk)