

## Plot 57 The Severn at Carters Court £650,000

Caversham Road, Reading, RG1 8AR



The Severn is an impressive 4-bedroom home, offering substantial and flexible living space over three levels, and well-suited to growing families with older children in particular. The ground floor offers a separate dining kitchen with a selection of integrated appliances, and stylish bi-folding doors opening onto the rear patio. The living room incorporates an area that can be used as a secondary dining space, or as a home office depending on your individual lifestyle requirements, and a cloakroom completes the ground floor.

On the first floor are two of the four bedrooms, and the family bathroom which is equipped with contemporary white sanitaryware. Bedroom 1 boasts an en-suite shower room. A generous storage cupboard is located on the first floor landing.

The second floor comprises the remaining two bedrooms. Bedroom 2 benefits from an en-suite shower room, ideal for a teenager who would like more independence, or for regular overnight guests. Another storage cupboard is conveniently located on the second floor landing.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- Three floors of flexible living space
- Zanussi integrated kitchen with bi-folding doors to patio
- Three double bedrooms and two en-suite bedrooms
- Heated towel rails to bathrooms
- Google Nest smart thermostat
- 10-year warranty and insurance protection





## Further details

Council tax band: TBC

Parking: Please speak to one of our agents for more information

Local Authority: Reading Borough Council

Council Tax Band: To be confirmed (new build)

Predicted EPC Rating: C

Estate charge: £165 (est.) per annum

The property is built on a development of houses and apartments located off the A4155 within close proximity to Reading town centre and train station

On acceptance of an offer on this property, The Developer requires a £1,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs, and other costs up to a maximum sum of £500 as detailed in the new homes quality code

Services:

Water - TBC

Drainage - TBC

Electricity - TBC

Heating - Electric panel heaters

Hot water - Air Source Heat Pump and Cylinder

Broadband: Ultrafast Fibre Connectivity Openreach to be installed. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Flood Risk: Flood risk website [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk) states - Very low risk of surface water flooding and low risk of rivers and sea flooding

Agents Note:

All internal photographs are used for illustrative purposes only and depict the interiors of Bellway Show Homes. They do not reflect the layout and finishes of this home.

## Floorplan



Please contact our New Homes team to find out more, or to book a viewing.

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