



Miles East, Didcot, OX11 6EE

Offers In Excess Of £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the popular Brunel Rise development and having the benefit of a large conservatory to the rear is the sizeable three bedroom town house.

Built to Taylor Wimpeys 'Crofton G' design in 2017, the property comprises accommodation of entrance hallway with tiled flooring and understairs cabinetry, kitchen with tiled floor and fully integrated appliances, cloakroom and a spacious lounge/diner with UPVC French doors leading on to the brick based pitched roof conservatory.

On the first floor there are two bedrooms, with fitted wardrobes in bedroom two and a fully tiled family bathroom. Finally, on the third floor is the spacious principal bedroom with built in wardrobes and en-suite shower room. Other benefits include a well maintained and low maintenance rear garden with direct access to the single garage. There is also driveway parking to the front of the garage.

For the size, location and finish to be fully appreciated this house must be viewed.





## Key Features

- Extended ground floor accommodation via brick based and UPVC double glazed conservatory
- Within very short walking distance to an array of amenities including supermarket and direct bus links
- Direct access from rear garden via personal door to single garage
- Large principle bedrooms spanning the whole top floor with built in wardrobes and en-suite shower room
- Off street parking to the rear and single garage with power and light
- Well maintained and immaculate presentation throughout



## The Location

The Brunel Rise development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx 40 minutes.

Some material information to note:

The property is of a brick construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk. If you require further information regarding covenants, boundaries, restrictions and charges these can be provided upon request.



Approximate Gross Internal Area 1413 sq ft – 131 sq m  
 Ground Floor Area 517 sq ft – 48 sq m  
 First Floor Area 400 sq ft – 37 sq m  
 Second Floor Area 285 sq ft – 26 sq m  
 Garage Area 211 sq ft – 20 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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