



Penpont Water, Didcot, OX11 7LR

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built in the 1990's by Bryan Homes to their popular 'Rowan design' and enjoying a quiet cul-de-sac location is this well appointed three bedroomed house which comes to the market with NO ONWARD CHAIN.

The property offers well-appointed accommodation with a refitted en-suite, family shower room and kitchen together with UPVC double glazed replacement windows. This particular design offers scope to enlarge the accommodation with a garage conversion, if desired and subject to the necessary planning consents.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a medium flood risk. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.





Key Features

- Situated at the end of a quiet cul de sac
- No onward chain
- Driveway parking and garage
- Within close walking distance to Didcot Parkway mainline station
- Recently refitted kitchen
- Boiler replaced since original

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with The Orchard shopping centre with multiplex cinema, Cornerstone art centre and various cafes and restaurants. 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 from Didcot Parkway (approx. 40 minutes).

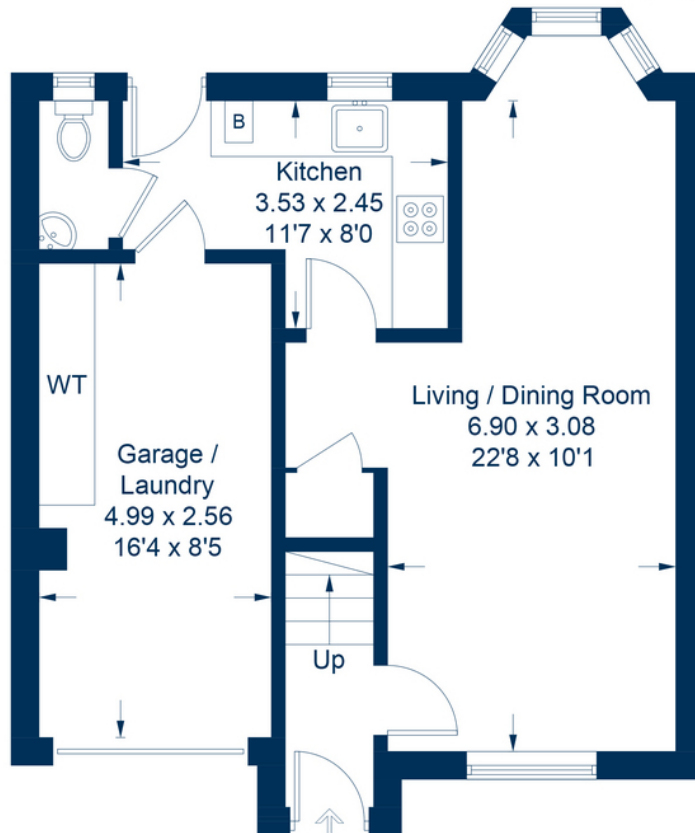


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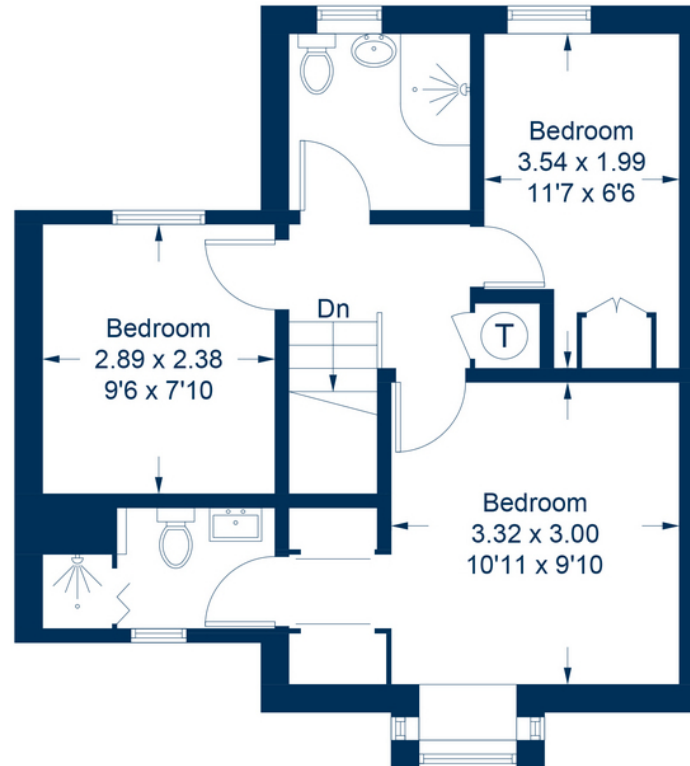
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Approximate Gross Internal Area (Including Garage)
Ground Floor = 49.3 sq m / 531 sq ft
First Floor = 41.5 sq m / 447 sq ft
Total = 90.8 sq m / 978 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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