

Tom Gaughan Way, Didcot, OX11 6JD £310,000 Freehold

THOMAS MERRIFIELD Sales Lettings



### The Property

A nicely positioned and recently developed two bedroom home on the desirable South View development in Brunel Rise.

The accommodation comprises of entrance hall, cloakroom, kitchen with fully integrated appliances and a good sized living/dining room leading onto a westerly facing rear garden. On the first floor there are two double bedrooms and a family bathroom. The property also benefits from driveway parking, UPVC double glazed windows and gas fired central heating.

For the location and presentation to be fully appreciated; this house must be viewed.

### Some material information to note:

Connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a low risk of flooding. There is no associated management fee for this property. For any information from the register of title, please contact the agent.







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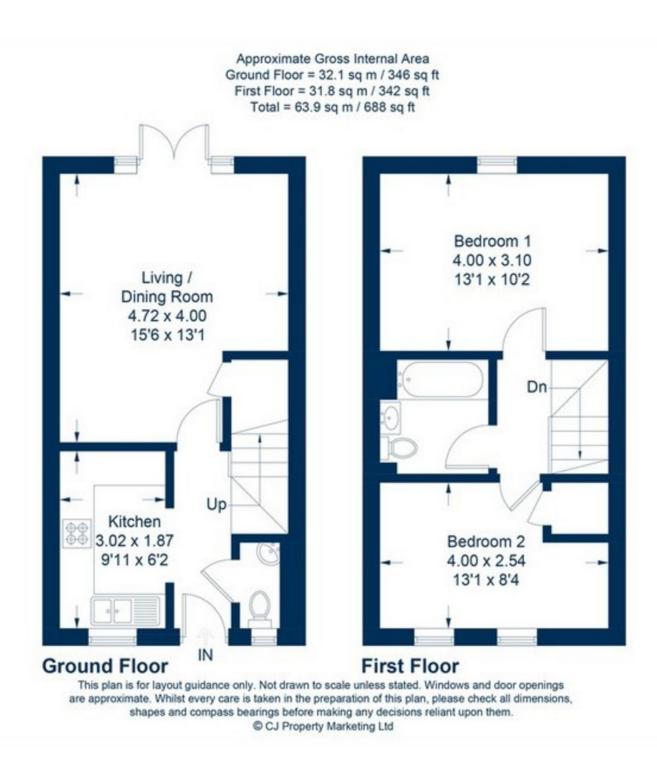
# **Key Features**

- Located within the desirable South View development within
  Brunel Rise
- Off street parking directly to the front of the property
- Within close walking distance to direct bus links to Didcot Parkway Train Station
- Upgraded when new to integrate appliances and installation of plinth lighting

# The Location

The Brunel Rise development is set in the vibrant town of Didcot, comprising a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle buses to Didcot town and Didcot Parkway train station), schools shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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





### Thomas Merrifield and their clients give notice that:

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.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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