



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.







## 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



Approximate Gross Internal Area  
Ground Floor = 32.1 sq m / 346 sq ft  
First Floor = 31.8 sq m / 342 sq ft  
Total = 63.9 sq m / 688 sq ft



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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