



Wessex Road, Didcot, OX11 8BS

£519,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Boasting over 2000sq ft of well-proportioned accommodation, including an outstanding 24ft lounge with wood-burning stove, is this four bedroom, three reception room home with high ceilings, garage and 40ft workshop.

With some aspects of particularly notable scale and located ideally for access to the town centre and train station, this well presented property comprises accommodation of entrance hall, dining room, family room/snug, exceptional 24ft main lounge with detailing and wood-burning stove, modern refitted kitchen, utility room and cloakroom. On the first floor there is a fully tiled five piece bathroom, landing giving access to a useful attic room and four generous bedrooms. To the front of the property there is driveway parking leading to a garage with light and power. Finally, to the rear there is a good size garden with an area of decking, large patio and a 40ft workshop, which could be used for a variety of purposes with some adaption. Early viewings are highly recommended.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with some major providers but data and voice calls could be compromised with some other major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent.





Key Features

- Four bedroom semi-detached house.
- Three reception rooms with high ceilings including beautiful lounge of notable scale
- Driveway and garage
- Utility room
- Good size garden with decking area
- Family Room
- EPC Rating: D
- Council Tax Band: E

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard 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).



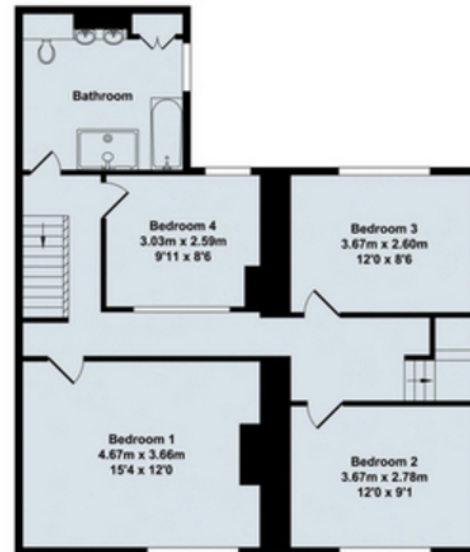
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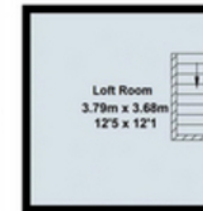
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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



Ground Floor
Approx. Floor
Area 130.24 Sq.M.
(1402 Sq.Ft.)



First Floor
Approx. Floor
Area 75.20 Sq.M.
(809 Sq.Ft.)



Second Floor
Approx. Floor
Area 13.94 Sq.M.
(150 Sq.Ft.)

Total Approx. Floor Area 219.38 Sq.M. (2361 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area"
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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