



20 Yellowhammer Place, Didcot, OX11 6JJ

Offers In Excess Of £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Occupying a pleasant spot on the popular South View development within Brunel Rise is this spacious and well-presented three bedroom detached family home.

Built to Taylor Wimpey's 'Easedale' design, this double fronted property comprises accommodation of entrance hallway, cloakroom, kitchen/diner with fully integrated appliances and a good sized living room with patio doors leading out onto a generous sized rear garden. On the first floor there are three bedrooms, with an en-suite shower room to the principal bedroom and a family bathroom. To the rear of the property there is driveway parking, as well as a garage. For the location and finish to be fully appreciated this house must be viewed.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Basic 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 to GOV.UK Flood Risk, this property has a very low flood risk.

If you require further information regarding covenants and boundaries these can be provided upon request.







## Key Features

- Detached family home
- Kitchen diner with integrated appliances
- Cloakroom
- En suite from the principal bedroom
- Garage and driveway parking
- Overlooking treeline and open green spaces

## The Location

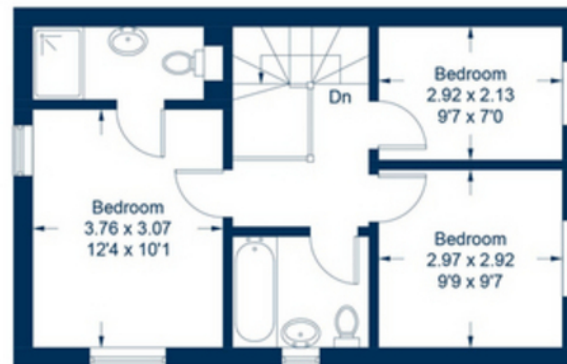
The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. 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 from Didcot Parkway into London Paddington - approx. 40 minutes.



Approximate Gross Internal Area  
 Ground Floor = 42.5 sq m / 457 sq ft  
 First Floor = 42.2 sq m / 454 sq ft  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 102.4 sq m / 1,101 sq ft



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

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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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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