



10 Speedwell Arch, Didcot, OX11 6GA
£459,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the ever popular Great Western Park development and within close proximity to open green space is this well-presented four bedroom detached family home.

Built by Taylor Wimpey in 2017 to their 'Monkford' design and having benefitted from a number of internal upgrades. The property offers a kitchen/dining room with integrated appliances and tiled flooring and a light and airy lounge with UPVC French door leading on to the rear garden.

The first-floor accommodation comprises of four well-proportioned bedrooms, a well-maintained family bathroom, as well as the principle bedroom having an en-suite shower room.

The property is of a brick and tile build and is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk.



Restrictions – There are a number of mentioned restrictions on the title register – Please do make contact with us for further details. Information relating to Easements & boundaries are awaited.



Key Features

- Four bedroom detached Taylor Wimpey "Monkford" design
- Principle bedroom with en-suite shower room
- Off-street driveway parking to the front of the single garage
- Granite kitchen worktops
- Within close proximity to primary and secondary schools

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages, with The Orchard Centre shopping complex 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).



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.

Approximate Gross Internal Area
Ground Floor = 55 sq m / 592 sq ft
First Floor = 54.6 sq m / 588 sq ft
Garage / Playroom = 19.6 sq m / 211 sq ft
Total = 129.2 sq m / 1,391 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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