



3 Dan Read Parade, Didcot, OX11 6BD

£207,500 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

•50% shared ownership• A stylish three bedroom semi detached house located on the desirable Great Western Park Development.

This immaculate family home comprises of; entrance hallway, a good sized lounge and a fantastic sized separate kitchen with room for dining. The ground floor also offers a cloak room and large storage cupboard as well as direct access out onto the rear garden which benefits from a westerly direction. On the first floor there is a family bathroom and two well proportioned bedrooms. Finally on the second floor there is a generous sized principal bedroom, along with eaves storage. Other benefits include two allocated parking spaces at the front of the property. For the size, finish and location to be fully appreciated, this house must be viewed.

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom standard to ultrafast broadband is available at the property. According to Ofcom there is fair coverage with most phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding. For all information available on the Register of Title, please contact the agent.







## Key Features

- 50% shared ownership
- Leasehold with 113 years remaining
- Monthly rent payable of £543.66
- EPC Rating: C
- Council Tax Band: C
- Monthly service charge £38.81
- Semi detached
- Three bedrooms
- Built by David Wilson
- Two allocated parking spaces

## The Location

The Great Western Park development is set in the vibrant town of Didcot and comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include good 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 into London Paddington approx 40 minutes.

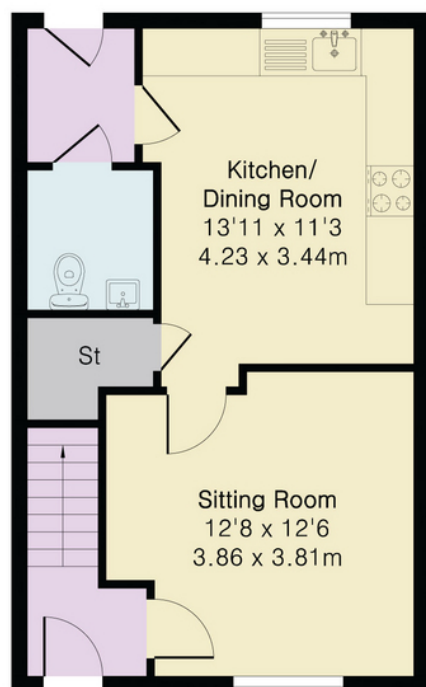


## Approximate Gross Internal Area 1083 sq ft - 100 sq m

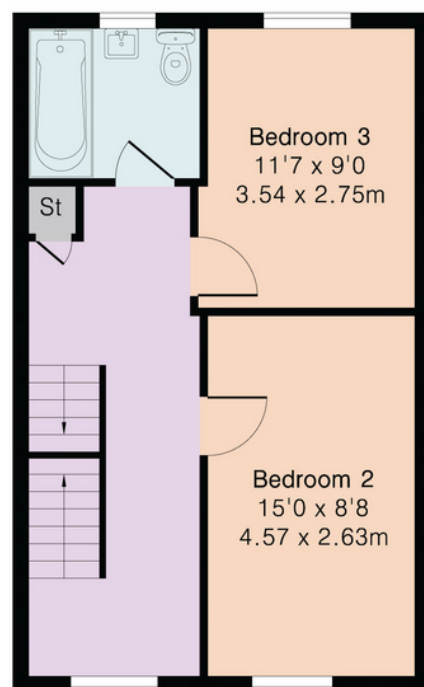
Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 433 sq ft – 40 sq m

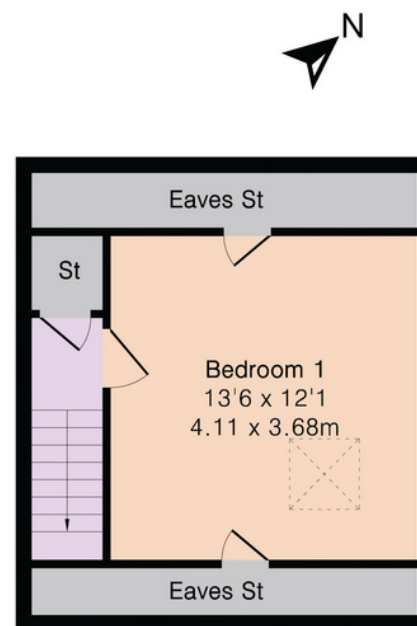
Second Floor Area 217 sq ft – 20 sq m



Ground Floor



First Floor



Second Floor

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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