



19 Yellowhammer Place, Didcot, OX11 6JJ

Offers In The Region Of £420,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on the southern perimeter of the Brunel Rise development and overlooking green areas is this 'Gosford' design, three bedroom detached family home.

Built to Taylor Wimpey's popular 'Gosford' design, this attractive home offers well-planned accommodation throughout. The ground floor features an entrance hallway, cloakroom, spacious kitchen/diner with fully integrated appliances and patio doors opening onto a south-west facing rear garden, along with a generously sized living room.

Upstairs, there are three bedrooms including a principal bedroom with en-suite shower room, plus a modern family bathroom. Externally, the property benefits from driveway parking and a garage.

To truly appreciate the quality of finish and excellent location, a viewing is highly recommended.

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom checker, superfast and ultrafast broadband are available at this property (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. If you require further information relating to the 'Register of Title' these can be provided upon request.





Key Features

- Detached family home.
- Close to fields & green areas.
- Located at the end of the cul-de-sac.
- Garage & driveway.
- En-suite in master bedroom.
- EPC Rating B
- Council Tax D

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.

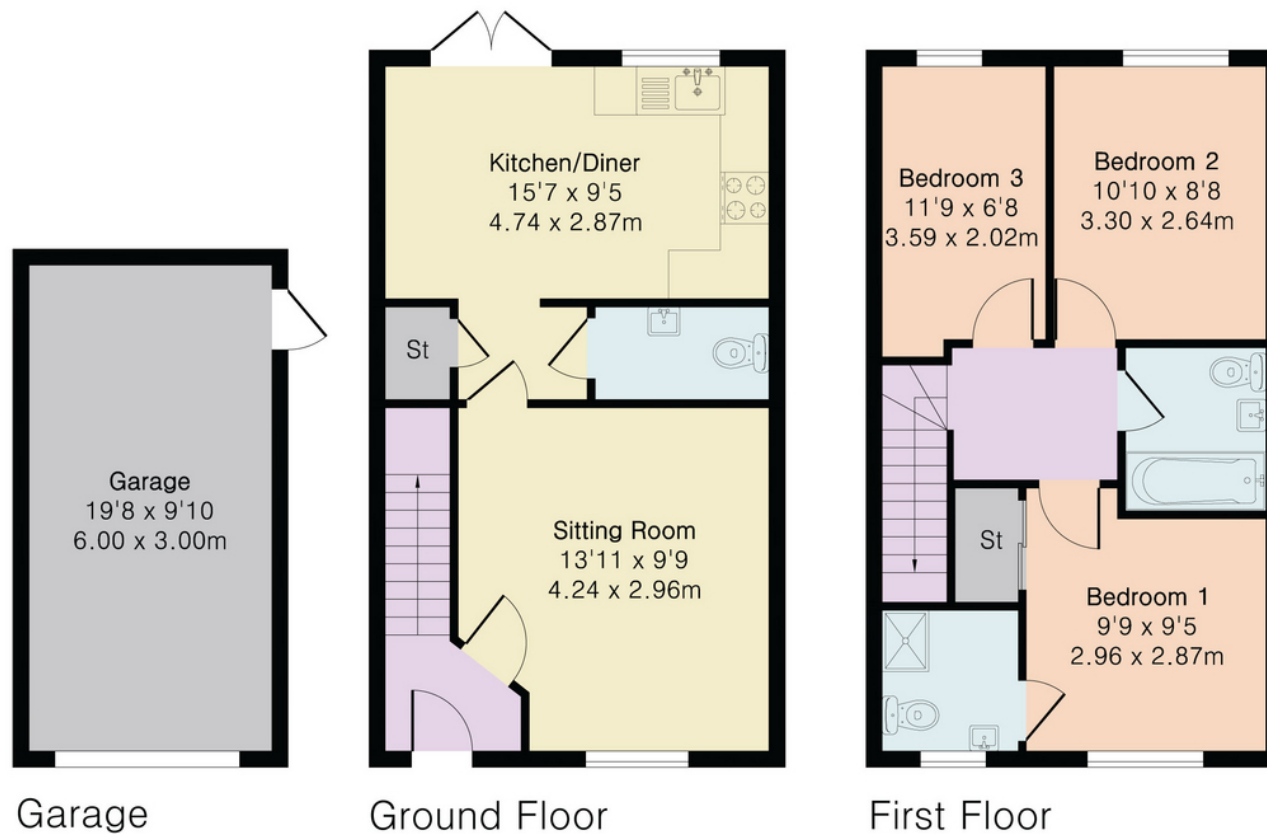


**Approximate Gross Internal Area 862 sq ft - 80 sq m
(Excluding Garage)**

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m

Garage Area 194 sq ft – 18 sq m



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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