



9 Wynton Close, Didcot, OX11 6FG
£310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

New to the market is this very well presented, two bedroom, mid terraced house, located on the Brunel Rise development built in 2017.

The home offers a bright open-plan living and dining space, a modern, well-equipped kitchen and two spacious bedrooms, complemented by a contemporary family bathroom and a convenient downstairs WC. It also benefits from a private allocated parking space, along with additional visitor parking nearby. Perfectly suited to first-time buyers, professionals, or anyone seeking to downsize.

Externally, the property benefits from an outbuilding with electricity, currently used as a sports massage room, offering flexible space for a home office, studio, or treatment room.

The property is of a brick and tile construction.

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

Broadband - according to Ofcom, Standard 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.



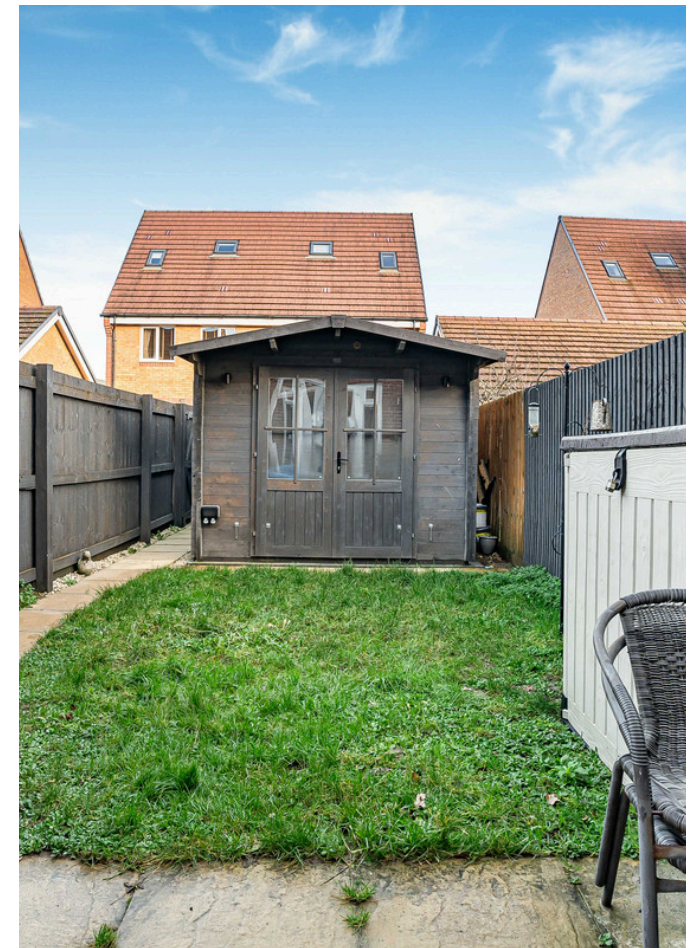


Key Features

- Located within a quiet cul-de-sac.
- Two double sized bedrooms.
- Open plan dining / living room.
- Private driveway.
- EPC Rating B
- Council Tax C

The Location

The Brunel Rise development is set in the vibrant garden town of Didcot and 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 into London Paddington approx. 45 minutes.

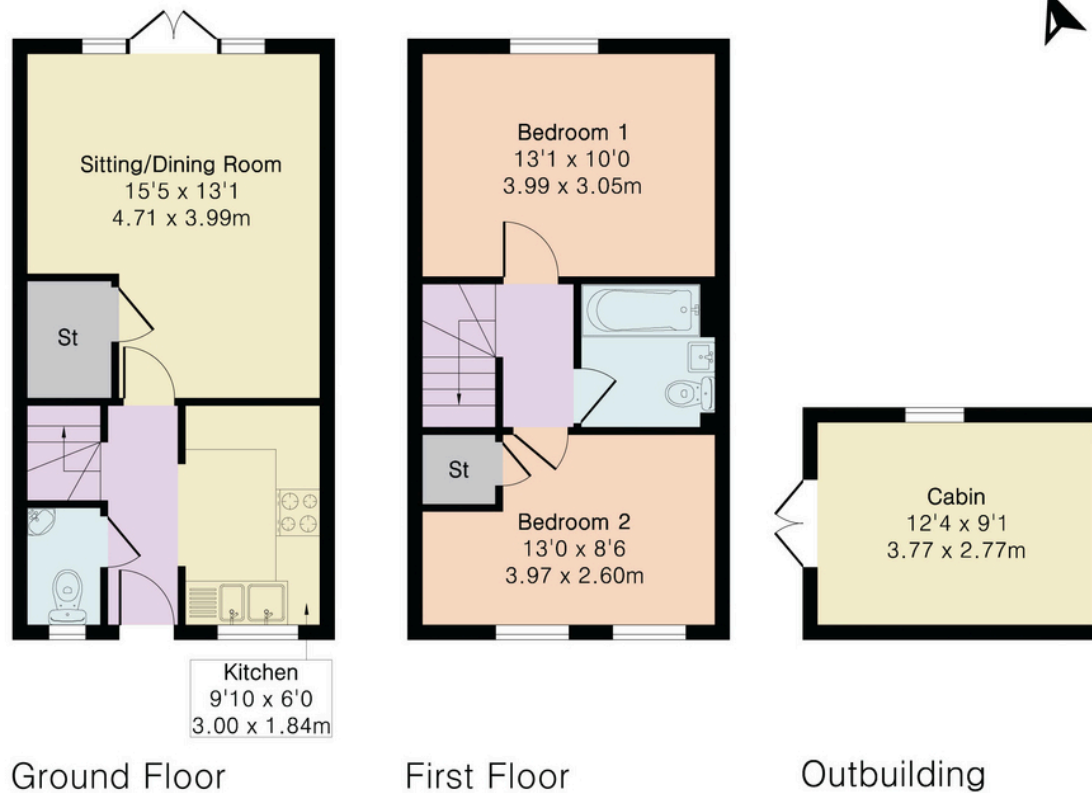


**Approximate Gross Internal Area 672 sq ft - 62 sq m
(Excluding Outbuilding)**

Ground Floor Area 336 sq ft – 31 sq m

First Floor Area 336 sq ft – 31 sq m

Outbuilding Area 112 sq ft – 10 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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