



20 Teasel Bank, Harwell, OX11 0FH
£340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the desirable 'The Willows' development is this beautifully presented and spacious two bedroom semi detached family home built by Bloor Homes.

The accommodation comprises a bright and airy reception room, an open plan kitchen/diner, a separate utility room, a downstairs cloakroom, two well-proportioned double bedrooms including a principal bedroom with en-suite and a contemporary family bathroom.

Externally, the property benefits from a south-facing garden with a small patio area, side access, a storage shed and a private driveway providing parking for two vehicles.

Some material information to note:

Tenure - Freehold

The property is of a brick built construction and is connected to mains gas, electricity, water and drainage. According to Ofcom superfast and ultrafast broadband is available.

According to Ofcom there is a good service on a range of phone providers. According to GOV.UK there is a low flood risk at the property. There is a £250 estate charge to Trinity Estates. For any further relating to 'The Register of Title' then please contact the estate agent.



Key Features

- Village location.
- Private driveway with parking for 2 cars.
- South facing garden.
- Located on The Willows Development.
- EPC Rating B.
- Council Tax C.

The Location

Teasel Bank is part of the exclusive Willows development within Harwell Village. The development features extensive green space with mature trees and a pedestrian link through to the village for easy access to the local shops, school and village pub (The White Hart). Didcot is just 1.5 miles away with excellent shopping & leisure facilities and Didcot Parkway, providing fast rail access to London (45 minutes to Paddington)



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.

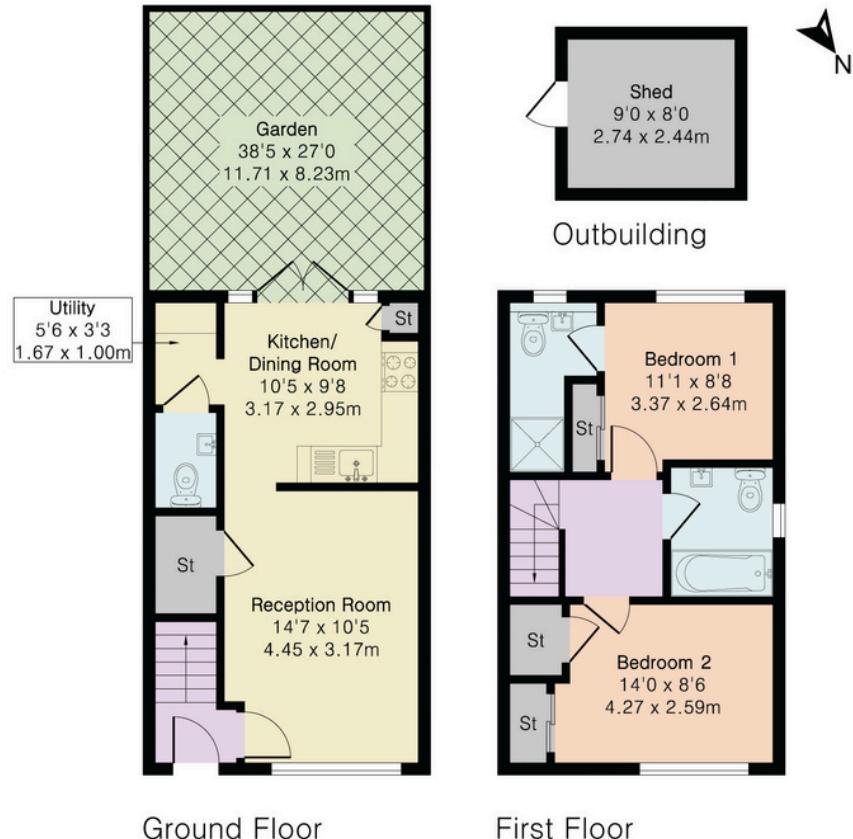
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 698 sq ft - 64 sq m

Ground Floor Area 349 sq ft - 32 sq m

First Floor Area 349 sq ft - 32 sq m

Shed Area 72 sq ft - 7 sq m



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk