



Tulwick Court, Wantage, OX12 9FG

£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern and very well-presented three bedroom end of terrace home is located on this much sought after development built by Berkeley Homes.

The accommodation comprises entrance hall with storage cupboard ground floor cloakroom a well fitted kitchen with built in appliances and a good sized living / dining room with french doors opening out onto the garden. To the first floor are three bedrooms of which the master benefits from an en-suite shower room and a modern family bathroom.

Outside there is a west facing enclosed rear garden with good size patio and shed, and to the front there is parking for two vehicles. Other benefits include gas fired central heating and double glazed windows and doors.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

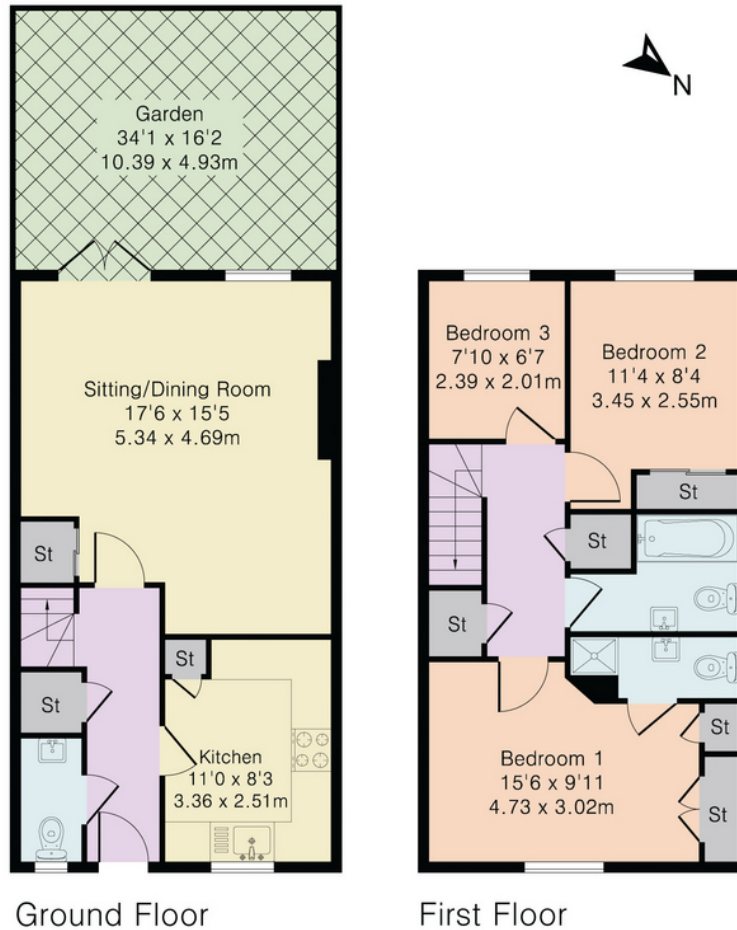
- 2 Parking spaces
- Entrance hall
- Kitchen
- Sitting / dining room
- Three good size bedrooms
- Gas central heating
- Well presented rear garden
- Master bedroom with ensuite shower room
- Family bathroom
- EPC rating: C. Council tax band: D

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



Approximate Gross Internal Area 886 sq ft – 82 sq m
Ground Floor Area 443 sq ft – 41 sq m
First Floor Area 443 sq ft – 41 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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