



Belmont, Wantage, OX12 9AS

£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A generously proportioned three bedroom chalet bungalow measuring approximately 2000 sq ft situated in a sought after location within Wantage.

On the ground floor this impressive house comprises an entrance hall two double bedrooms WC and a separate bathroom there is a fantastic 21ft kitchen dining room with utility room and access to the garage/workshop the remainder of the ground floor is made up of a dual aspect sitting room overlooking the rear garden.

On the first floor is a large bedroom and access to eaves storage which could be converted to a bedroom (subject to the necessary permissions).

To the front of the house is a private driveway for several vehicles side access to the rear garden which is approximately 66 ft long and has a patio lawned area and storage shed with power and lighting.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and Superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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.



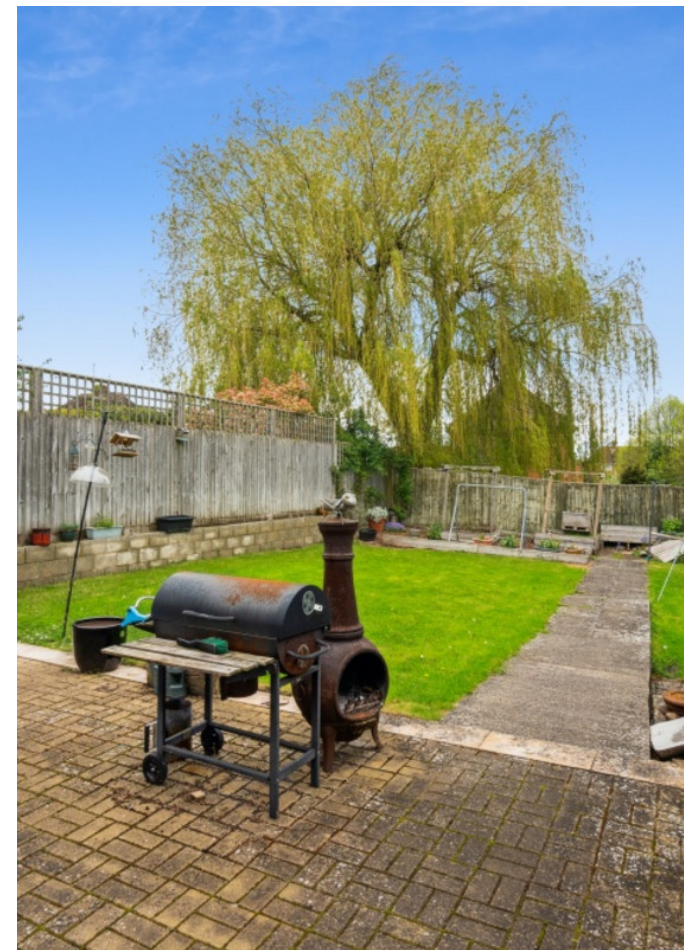


Key Features

- Detached chalet bungalow measuring approx 2000 sq ft
- Three double bedrooms
- Kitchen breakfast room
- 24 ft sitting room
- Private rear garden
- Driveway parking and garage
- Utility room
- Large storage shed with power and lighting
- Excellent location
- EPC Rating D, Council Tax E

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.

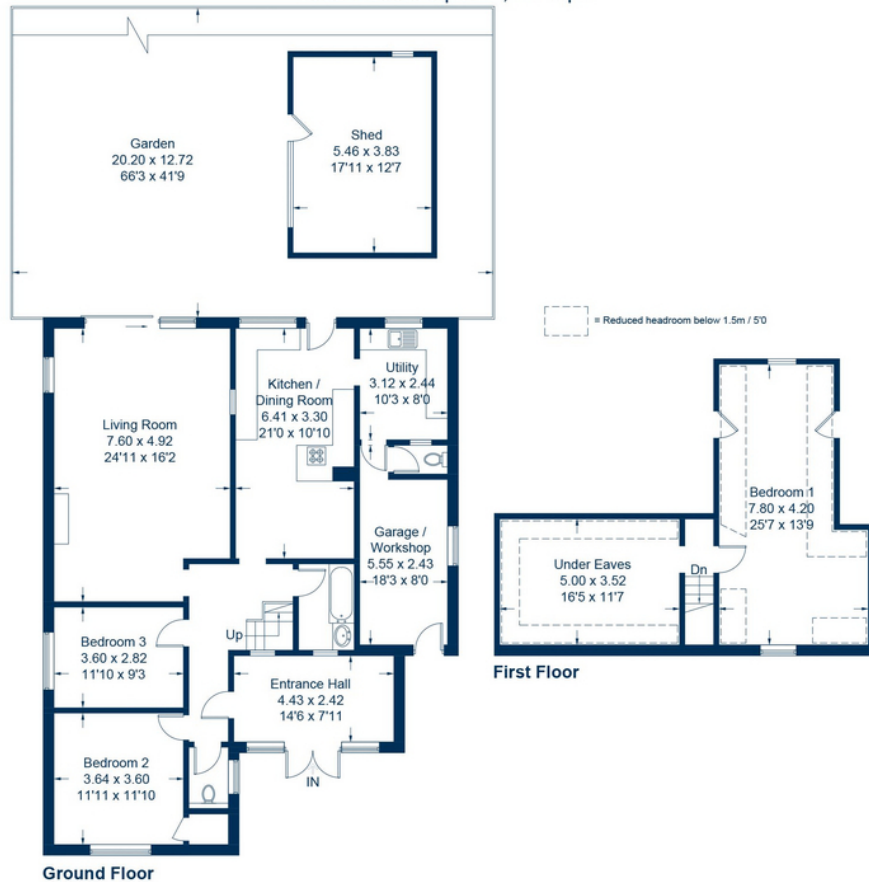


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Approximate Gross Internal Area
Ground Floor = 136.5 sq m / 1,469 sq ft
First Floor = 49.4 sq m / 532 sq ft
Shed = 21.0 sq m / 226 sq ft
Total = 206.9 sq m / 2,227 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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