



20 Mary Shunn Way, Wantage, OX12 8GN

Offers Over £385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive three bedroom semi-detached property with garage located a short walk from Wantage Market Place.

This well presented property comprises entrance hall with cloakroom, spacious sitting room, modern kitchen / dining room with built in appliances, breakfast bar and double doors opening onto the rear garden.

To the first floor are three good size bedrooms of which the master benefits from ensuite shower room, and a family bathroom.

To the front of the property there is driveway parking for two vehicles and garage. The rear garden is mainly laid to lawn with a good size patio and a pleasant south aspect.

Estate maintenance charge: £tbc

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile outdoor 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

- Three bedroom semi detached
- Walking distance to Wantage town centre
- Sitting room
- Kitchen / dining room
- Cloakroom
- Master bedroom with ensuite shower
- Sunny rear garden
- Garage with driveway parking
- Council tax band: D, EPC rating: B

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.



20 Mary Sunn Way

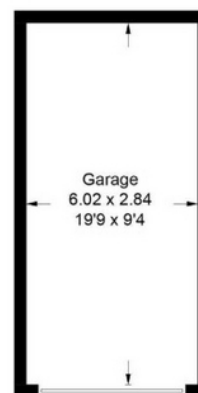
Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 121.7 sq m / 1310 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1194612)

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.

Wantage Office

15 Millbrook Square, Grove, Wantage
 Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

**THOMAS
 MERRIFIELD**
 SALES LETTINGS