



23 Fox Lane, Wantage, OX12 9WP

Guide Price £250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two double bedroom coach house situated on this quiet development in Wantage, Oxfordshire

This spacious property boast its own front door entrance on the ground floor with stairs up to a wonderful reception room which is filled with natural light and is open onto the kitchen area which has gas hob, electric oven, dishwasher and space for a fridge freezer. There are two spacious double bedrooms with a ensuite and a further bathroom.

The property benefits from off street parking for two cars, a large private courtyard garden and a garage with power and lighting.

Ground Rent - £243 pa

Service / Maintenance charge - £1084 pa

Leasehold term 999 years from 09/2016

Some material information to note: Leasehold 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

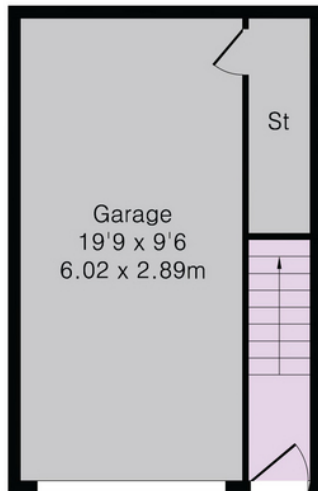
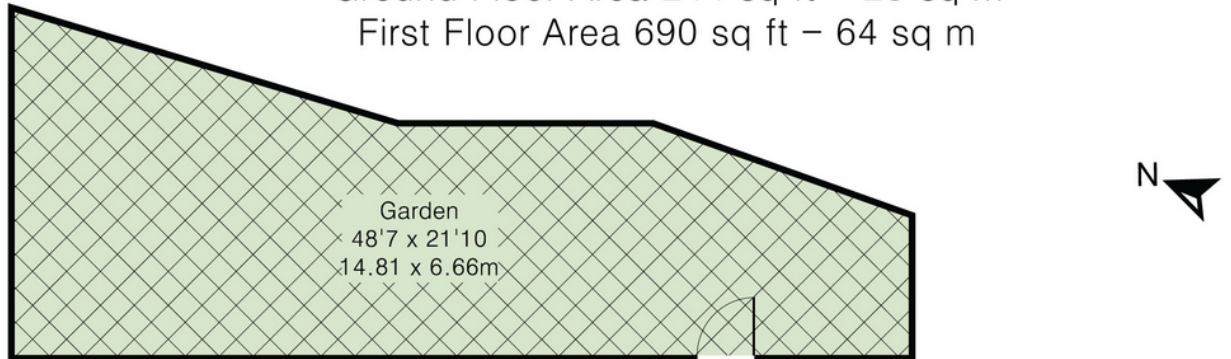
- Two bedroom Coach House
- Bright and airy lounge
- Open plan kitchen
- Stylish Ensuite and bathroom
- Large Courtyard garden
- Off street parking
- Garage with power and lighting
- Leasehold Term 999 years from 29/09/2016
- Ground rent £243 pa, Service charge £1084 pa
- EPC Rating : B Council Tax: B

The Location

Wantage is a historic market town situated within the Vale of White Horse. The town is believed to date back to the Roman times and is mentioned in the Domesday Book of 1086. It is also 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 Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and M4 in the south. Didcot c. 9 miles offers a fast service to London Paddington c. 40 minutes.



Approximate Gross Internal Area 934 sq ft – 87 sq m
 Ground Floor Area 244 sq ft – 23 sq m
 First Floor Area 690 sq ft – 64 sq m



Ground Floor



First Floor

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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