



DOUGLAS & SIMMONS



GREENHEART WAY

21, Greenheart Way, Southmoor

Abingdon, Oxfordshire



# 21 Greenheart Way, Southmoor, Abingdon, Oxfordshire, OX13 5DF

## Guide Price £400,000 Freehold

First time to the market since new, this detached three-bedroom bungalow has great potential to extend and/or improve and is offered to the market with the added attraction of no onward chain.

- No onward chain • Detached bungalow • Potential to extend or improve • Good sized private garden • Cul-sac position • Flexible accommodation with 3 bedrooms, or 2 with a separate dining room • Good sized living room • Bathroom and separate WC • Mains gas central heating • Double glazing and UPVC soffits fascias



### LOCATION

The villages of Southmoor and Kingston Bagpuize are situated 10 miles south-west of Oxford at the junction of the A420 and A415. The parish benefits from an extremely good range of amenities including two Co-op supermarkets, a further precinct of shops and food outlets, and village hall as well as a village pub. There is an excellent range of both state and private education with the locality and the village itself benefits from a pre-school and primary school. The village is very well served by bus services to Oxford/Swindon (the S6 Every 15 mins) as well as Witney and Abingdon.



## DESCRIPTION

Nestled in the bustling village of Southmoor, this three-bedroom detached bungalow on Greenheart Way has potential to be extended or improved if so desired. The property features a spacious reception room, adjoining dining room or third bedroom, alongside a separate kitchen, bathroom and WC and two further good sized double bedrooms overlooking the garden. One of the standout features of this bungalow is its lovely private and mature garden, c. 66' x 39', offering a tranquil and private outdoor space. The front of the property boasts parking facilities of a driveway and single garage, with the added potential to create more parking space if desired.

Situated in a village that offers extremely good amenities and excellent bus services, this home is perfect for those seeking village life while remaining well-connected to nearby towns and cities.

With no onward chain, this property presents an excellent opportunity for buyers looking to potentially move in swiftly. First time to the market since built in 1966, whether you are a first-time buyer, a family, or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this lovely bungalow your new home.

### Utilities

Mains gas, electricity and water connected to the property.

### Heating

Gas central heating to radiators.

### Ofcom

For broadband speeds and mobile phone coverage, please visit <https://www.ofcom.org.uk> or visit the link below for the postcode: (According to Ofcom, Ultrafast broadband of 1000Mbps is available in the area).

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=OX135DF&uprn=100120903599>

EER-D

### FLOOR AREA

911.00 sq ft

Vale of White Horse District Council  
COUNCIL TAX BAND D

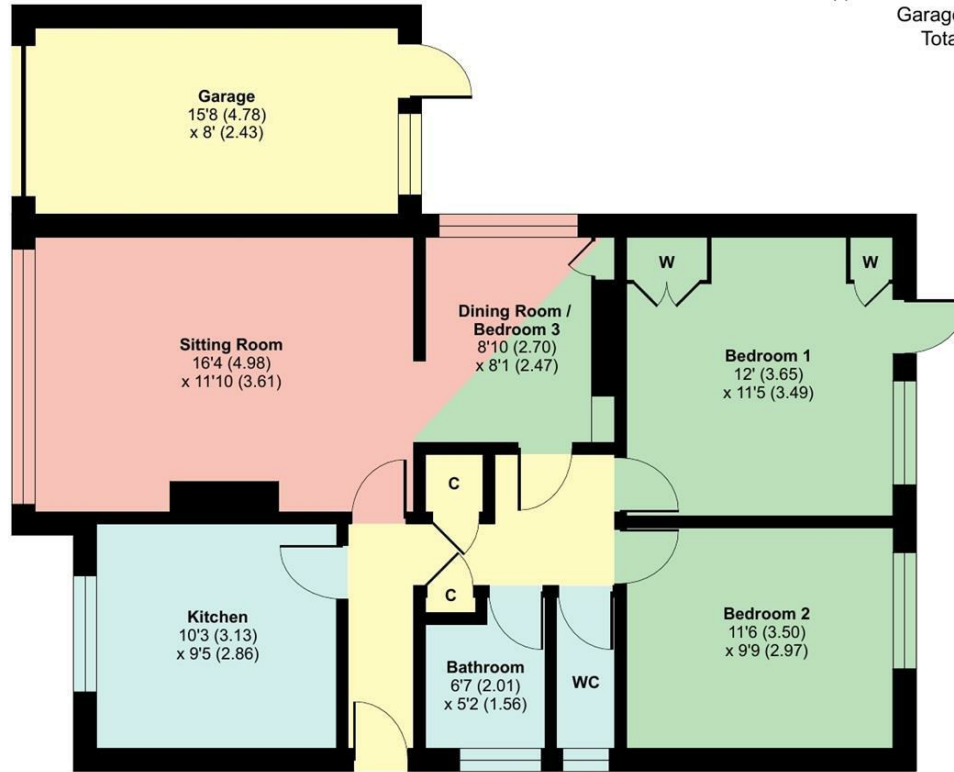






## Greenheart Way, OX13

Approximate Area = 786 sq ft / 73 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 911 sq ft / 84.6 sq m  
For identification only - Not to scale



GROUND FLOOR

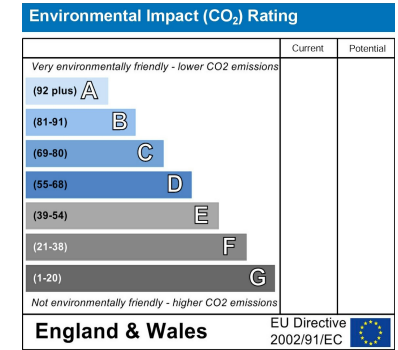
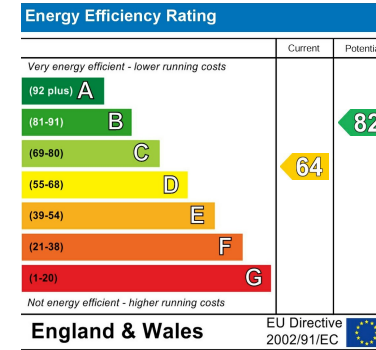
Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

#### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **Greenheart.May25.GRD.rd**

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



## DIRECTIONS TO OX13 5DF

What 3 Words: [///character.embellish.travel](http://character.embellish.travel) The property can be found at the head of the cul-de-sac as identified by our D&S For Sale board.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
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