



DOUGLAS & SIMMONS

20, Black Croft,
Wantage, Oxfordshire

20 Black Croft, Wantage, Oxfordshire, OX12 9EX

Guide Price £335,000 Freehold

This extremely well appointed 3 bedroom semi detached house has been extensively redecorated throughout by the current owners providing a vibrant light and airy home.

- Extensively re-decorated • Garden room conservatory • Downstairs WC • Sitting/dining room • 3 Good sized bedrooms • Gas fired central heating • Convenient location for Wantage Town



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins

DESCRIPTION

This extremely well appointed 3 bedroom semi detached house has been extensively redecorated throughout by the current owners providing a vibrant light and airy home. Also, the property enjoys an attractive pedestrianised location convenient for Wantage town centre with a garage in a nearby block as well as parking.

The accommodation comprises a sitting/dining room which has an added window on the side wall of 46 inches creating a much lighter and airy room, seperate kitchen leading to the garden room conservatory. Further features include a spacious entrance hall as well as a downstairs WC which could become a shower by incorporating an adjacent cupboard. Added attractions include an attractively landscaped and well stocked garden to the front and rear.

EER-C

SERVICES

Gas Central Heating
All mains services connected

Other Material Information:

- Mains electricity, gas and water
- Ofcom checker indicates good mobile availability with all providers
- Ofcom checker indicates, standard, superfast and ultrafast broadband is available
- Via the government portal this area is very low flood risk
- We are unaware of any planning permissions that could affect the property negatively

FLOOR AREA

1067.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



20 Black Croft, Wantage, OX12 9EX

APPROX. GROSS INTERNAL FLOOR AREA 1067 SQ FT 99.1 SQ METRES
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 153 SQ FT 14.2 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1220 SQ FT 113.3 SQ METRES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	86
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS TO OX12 9EX

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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.
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5. All measurements are approximate.

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
Douglas and Simmons



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