

# 14 Belmont, Wantage, Oxfordshire, OX12 9AS

## Guide Price £350,000 Freehold

An attractive two bedroom end of terrace Victorian house offers many attractive features, situated in this exclusive enclave of Wantage where properties are rarely available.

• Rare to the market • Pretty enclave of mostly period properties • South facing garden with side access • Parking in the Belmont residents car park (usually available) • Sitting room with woodburning stove • Dining room with open fire • Refurbished, well fitted kitchen/breakfast room with bi fold doors • 2 double bedrooms and a large first floor bathroom • Potential to convert the loft (STP) • A short walk through to the market square





### **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**

Situated in this exclusive enclave of Wantage where properties are rarely available, 'Old' Belmont' is very conveniently located for Wantage town centre.

This two bedroom end of terrace Victorian house offers many attractive features, with a charming sitting room featuring a fireplace with an inset woodburning stove and also a bay window to the front aspect, a separate dining room with an open fireplace, leading through to a well fitted, refurbished kitchen/breakfast room which benefits from bi-fold doors opening to the private sunny rear garden. EER-D.

To the first floor of this character filled home there are two good sized double bedrooms and a large bathroom; there is also untapped potential to convert the loft to further accommodation, subject to the usual compliance.

Outside, the property benefits from a small area of garden to the front with a larger garden wrapping around to the rear and side of the property with useful side access; the garden is laid attractively to low maintenance with a sunny south facing aspect.

The current owners are shareholders of the Belmont Residence Association which entitles them to parking in the nearby private Belmont Car Park when space is available, (usually available).

Due to the nature of the property being in a small terrace, the neighbouring property only has a right of pedestrian access across the rear to their property to their back door.

**SERVICES** 

All mains services connected. Gas fired central heating

FLOOR AREA 1035.00 sq ft

Vale of White Horse District Council COUNCIL TAX BAND C

















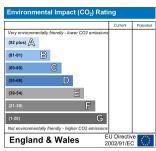
### Belmont, Wantage, OX12 9AS



Approximate Area = 1011 sq ft / 93.9 sq m Shed = 24 sq ft / 2.2 sq mTotal = 1035 sg ft / 96.1 sg mFor identification only - Not to scale







#### **DIRECTIONS TO OX12 9AS**

What3words: ///sending.chambers.bogus Where the property can also be found as indicated by our D&S For Sale boards.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Douglas and Simmons Ltd. REF: 1101397

Dining Room 12'9 (3.89) max

x 12' (3.66) max

Sitting Room

12'6 (3.81) into bay

Garden

Approximate 25'7 (7.79) x 20' (6.10)

> 14'9 (4.50) x 8'11 (2.72)

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. GRD/rd Belmont 03.2024

The Property Ombudsman

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** 



**DOUGLAS & SIMMONS** 

londonoffice.co.uk

40 ST JAMES'S PLACE

25 Market Place Wantage **Oxfordshire OX12 8AE** Tel: 01235 766222

email: sales@douglasandsimmons.co.uk www.douglasandsimmons.co.uk

26 Market Place Wantage Oxfordshire **OX12 8AE** Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk www.douglasandsimmons.co.uk

www.

the

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.