



DOUGLAS & SIMMONS

14, Belmont,  
Wantage, Oxfordshire



# 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



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Approximate Area = 1011 sq ft / 93.9 sq m

Shed = 24 sq ft / 2.2 sq m

Total = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



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			
		68	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1101397

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Viewing strictly by appointment with the agents  
**Douglas and Simmons**



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