



2 Tarrett Burn, Didcot, Oxfordshire, OX11 7FZ

2 Tarrett Burn, Didcot, OX11 7FZ

**** MUST VIEW PROPERTY TO AVOID
DISAPPOINTMENT****

In our opinion this stunning detached property located in this sought after no through road on the 'Ladygrove Development' is presented in excellent condition throughout having been significantly updated with new carpets, re-decoration and newly installed bathroom and en-suite shower rooms. The property offers ground floor WC, living room, dining room and kitchen with integrated appliances. On the first floor are three good size bedrooms with the master bedroom benefitting from a newly installed en-suite and separate bathroom. Outside the property is rear garden with shed and tool shed, a garage and space for off street parking.

£1,350 pcm



GROUND FLOOR

ENTRANCE HALL

Door to front. Stairs rising to first floor. Double glazed window to side. Coving to ceiling.

W.C

Obscure double glazed window to front. W.C. Corner wash hand basin with part tiling to walls. Tiled floor. Radiator.

LIVING ROOM 14' 08 max" x 13' 01 max" (4.47m max x 3.99m max) Double glazed window to front aspect. Coving to ceiling. Two radiators. Built in cupboard.

DINING ROOM 9' 10" x 8' 08" (3m x 2.64m)
Double glazed doors to garden. Ceiling lights. Radiator.

KITCHEN / BREAKFAST ROOM 16' 00" x 7' 06" (4.88m x 2.29m)
Double glazed window to rear aspect and double glazed door to garden. A range of fitted wall, drawer and base units with sink unit inset. Integrated oven and hob with extractor over. Dishwasher and upright fridge/freezer.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Coving to ceiling. Cupboard housing water cylinder. Wooden bannister. Radiator. Access to loft.

MASTER BEDROOM 9' 11" x 10' 07" (3.02m x 3.23m)
Double glazed window to rear aspect. Coving to ceiling. Two built in wardrobes. Radiator.

ENSUITE

Obscure double glazed window to rear. Shower cubicle with sliding door and 'Monsoon' style shower head. Pedestal wash hand basin. Part tiling to walls. Heated towel rail.

BEDROOM 7' 11" x 9' 07 max" (2.41m x 2.92m max)
Double glazed window to front aspect. Fitted wardrobe. Ceiling lights. Radiator.

BEDROOM 9' 02" x 6' 07" extending to 7' 02" max (2.79m x 2.01m extending to 2.01m max) Double glazed window to front aspect. Ceiling lights. Radiator.

BATHROOM

Obscure double glazed window to side aspect. Suite comprising bath with shower over. W.C and corner wash hand basin with unit over. Part tiling to walls. Heated towel rail. Ceiling lights inset.

OUTSIDE

Paved path leading to side and door to garage. Mainly laid to lawn enclosed by wooden fencing. Large tool shed with power and lighting. Garden shed.

Garage

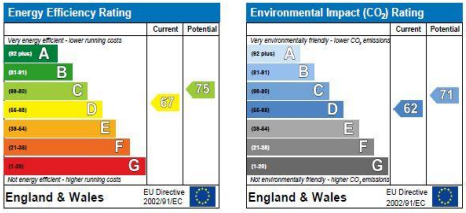
Up & over door. Door leading to garden. Power & Lighting. Sink & drainer unit with washing machine.



DIDCOT
OX11 7FZ

Date of assessment: 22 March 2011
Date of certificate: 23 March 2011
Reference number: 0584-2852-6070-9029-6571
Type of assessment: RUSAP, existing dwelling
Total floor area: 87 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

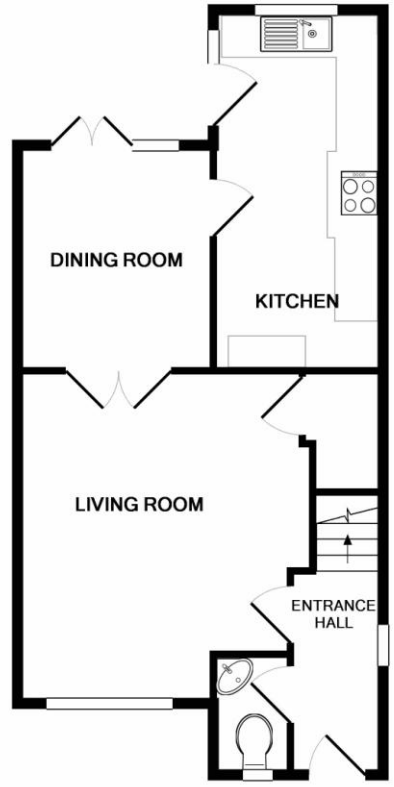
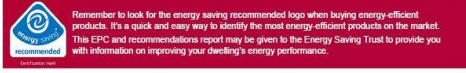
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

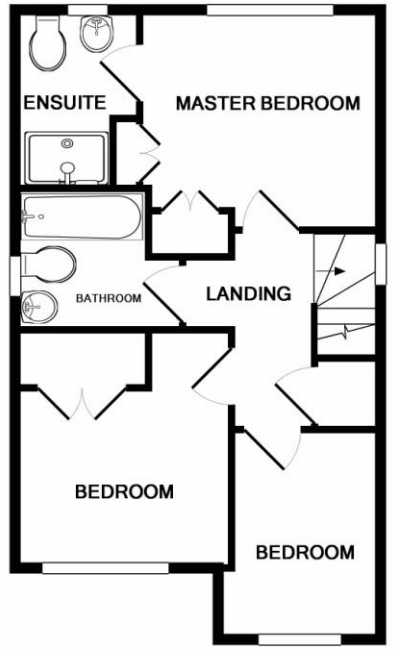
	Current	Potential
Energy use	256 kWh/m ² per year	196 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	2.8 tonnes per year
Lighting	£94 per year	£51 per year
Heating	£538 per year	£450 per year
Hot water	£157 per year	£125 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



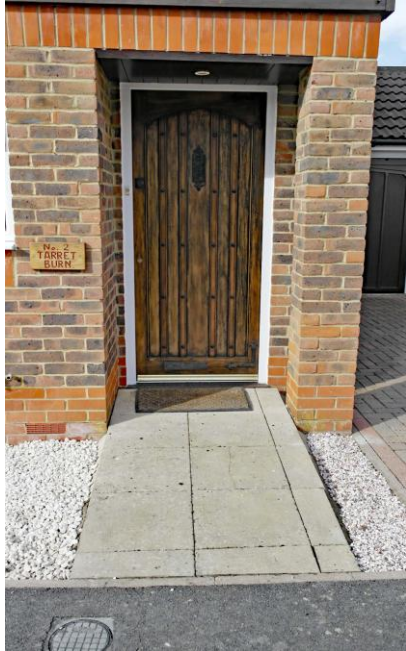
GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



1. these particulars are for guidance only and do not form part of any contract, or offer, nor part of one. Any prospective purchasers and lessees should obtain their own professional advice. 2. Prospective purchasers and lessees should not rely on details or statements by William Jones Estate Agents Ltd in the particulars or by word of mouth or information in writing as being factually accurate about the condition or value of the property. William Jones Estate Agents Ltd, their solicitors, any person in the employment of William Jones Estate Agents Ltd or any joint agents does not have any authority to give any representation or warranties in relation to the property. Therefore any information given is entirely without responsibility on the agents, sellers or lessors. 3. Whilst every attempt has been made to ensure the particulars are accurate, all areas, measurements, floor plans and distances given are approximate only. The text, photographs and plans are for guidance only and are not comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulations or any other consents. Neither should it be assumed that any reference to the condition of alterations to, the use of any part of the property in these particulars as statements of or representation of fact. William Jones Estate Agents Ltd have not tested any services, equipment or facilities listed and accordingly no guarantee can be given. Prospective purchasers and lessees must satisfy themselves by inspection or otherwise as to the correctness of each matter.