



12 Olaf Schmid Mews, Great Western Park, Didcot,
Oxfordshire, OX11 6BP

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Offered 'For Sale' with no onward chain is this extremely well presented detached family home which in our opinion is nicely situated in this quiet area of the ever popular 'Great Western Park' Development. The property offers well proportioned accommodation throughout including c.21ft living room, ground floor WC, Utility room and a stunning Kitchen/family room with doors out to an extremely well presented south westerly facing garden. On the first floor are four bedrooms, all with fitted/built in wardrobes/cupboard, a spacious landing area, family bathroom and en-suite shower room to the principal Bedroom. Outside the property is ample space for off street parking and garage. Call William Jones on 01235 812229 to arrange a viewing and avoid disappointment.

Guide price £475,000



GROUND FLOOR

ENTRANCE HALL Obscure double glazed door. Built in cupboard. Stairs rising to first floor. Tiled floor. Radiator.

W.C Suite comprising W.C and pedestal wash hand basin with tiled splash back. Tiled floor. Radiator. Extractor fan.

KITCHEN/FAMILY ROOM 20' 0 m max " x 15' 7 m max into recess" (6.1m x 4.75m) Two Double glazed windows providing double aspect. Double glazed doors to garden. A range of fitted wall, drawer and base units with work surface over. Integrated "Electrolux" oven and hob with extractor hood over. Breakfast bar with one and a half bowl sink and drainer inset and cupboards under. Integrated dishwasher. Integrated fridge / freezer. Ceiling lights inset. Tiled floor. Two Radiators.

UTILITY ROOM Obscure double glazed door leading to driveway and garage. Fitted wall and base units with work surface over and sink and drainer inset. Plumbing for washing machine. Space for dryer. Tiled floor. Radiator.

LIVING ROOM 21' 0 m max " x 11' 10 plus bay " (6.4m x 3.61m) Two Double glazed windows providing double aspect. Two Radiators.

FIRST FLOOR

LANDING

Double glazed window. Access to loft. Wooden bannister. Built in cupboard housing hot water cylinder. Radiator.

PRINCIPAL BEDROOM 9' 09 extending to 17'07 " x 11' 09 max " (2.97m x 3.58m) Double glazed window to.

Fitted double wardrobe. Radiator. Door to:-

9' 09 " extending to 17' 07" x 11' 09" max (2.97m extending to 5.36m x 3.58m max)

EN SUITE Obscure double glazed window. Shower with sliding door. W.C. Part tiling to walls. Heated towel rail. Tiled floor.

BEDROOM 12' 00 max" x 8' 04 up to wardrobe " (3.66m x 2.54m) Two double glazed windows providing double aspect. Fitted double wardrobe. Radiator.

BEDROOM 8' 08" x 12' 03 m max " (2.64m x 3.73m) Double glazed window. Fitted wardrobe. Radiator.

BEDROOM 7' 00 max" x 8' 05 max " (2.13m x 2.57m) Double glazed window. Radiator. Fitted over stairs cupboard.

BATHROOM Obscure double glazed window. Suite comprising bath with shower over and fitted shower / tap attachment. W.C and pedestal wash hand basin. Part tiling to walls. Tiled floor. Heated towel rail. Radiator.

OUTSIDE

GARDEN An extremely well presented south westerly facing garden comprising paved path area with gate leading to driveway parking and garage. Path continues to garden shed and door to garage. Area of lawn with boarder enclosed by brick wall and fencing.

GARAGE Up and over door. Power and lighting. Obscure double glazed door to garden. Ample space in front for off street parking.



Energy Performance Certificate



12, Olaf Schmid Mews, DIDCOT, OX11 6BP

Dwelling type: Detached house
 Date of assessment: 02 December 2013
 Date of certificate: 02 December 2013
 Reference number: 8907-7132-1189-8792-6906
 Type of assessment: SAP, new dwelling
 Total floor area: 128 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

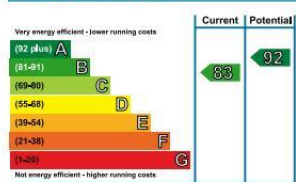
Estimated energy costs of dwelling for 3 years:	£ 1,530
Over 3 years you could save	£ 111

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,053 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 288 over 3 years	£ 177 over 3 years	
Totals	£ 1,530	£ 1,419	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

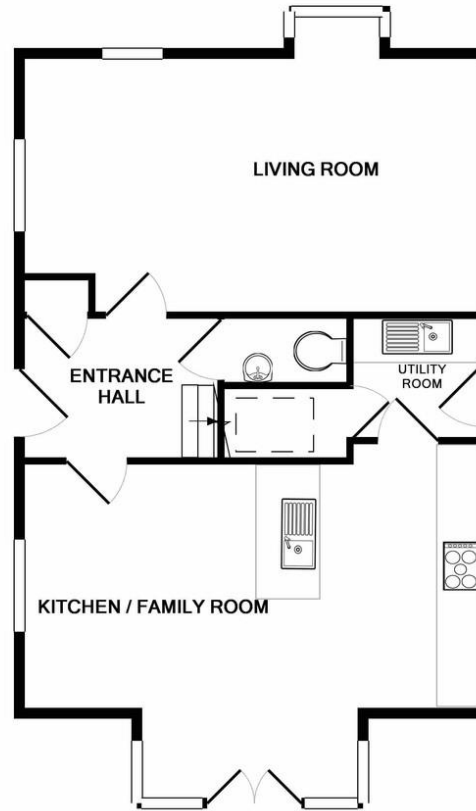
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

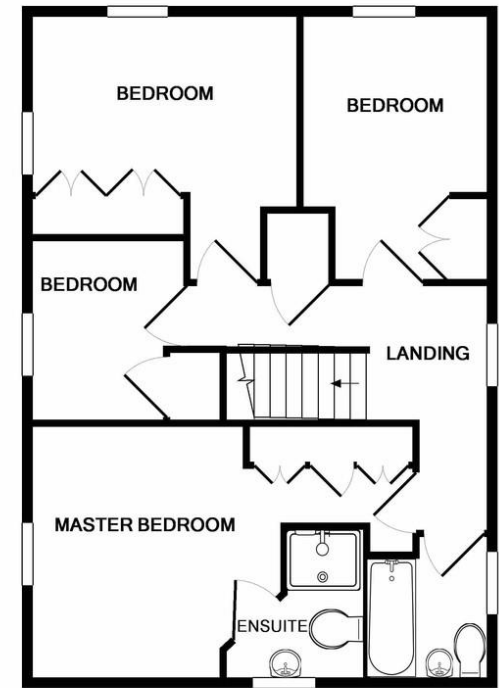
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699



GROUND FLOOR
 APPROX. FLOOR
 AREA 678 SQ.FT.
 (63.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 639 SQ.FT.
 (59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1317 SQ.FT. (122.3 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

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