



31 Linnet Grove, Didcot, OX11 6HZ

£410,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Located on the popular Brunel Rise development and built to Taylor Wimpey's desirable 'Ashton G' design is this three-bedroom semi-detached townhouse.

Presented in immaculate condition, this attractive family home opens into a welcoming entrance hallway, leading to a well-appointed kitchen/breakfast room with fully integrated appliances and space for dining table, alongside a convenient cloakroom. The bright and spacious living room features UPVC double-glazed French doors opening directly onto a landscaped rear garden.

Upstairs, the first floor provides a modern family bathroom and two well-sized bedrooms. Occupying the entire second floor is a generous principal bedroom, benefiting from a private en-suite shower room.

Tenure - Freehold.

The property is of a brick construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Basic and Ultrafast broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According to GOV.UK Flood Risk, this property has a very low flood risk.

If you require further information relating to 'The Register of Title' then these can be provided upon request.





Key Features

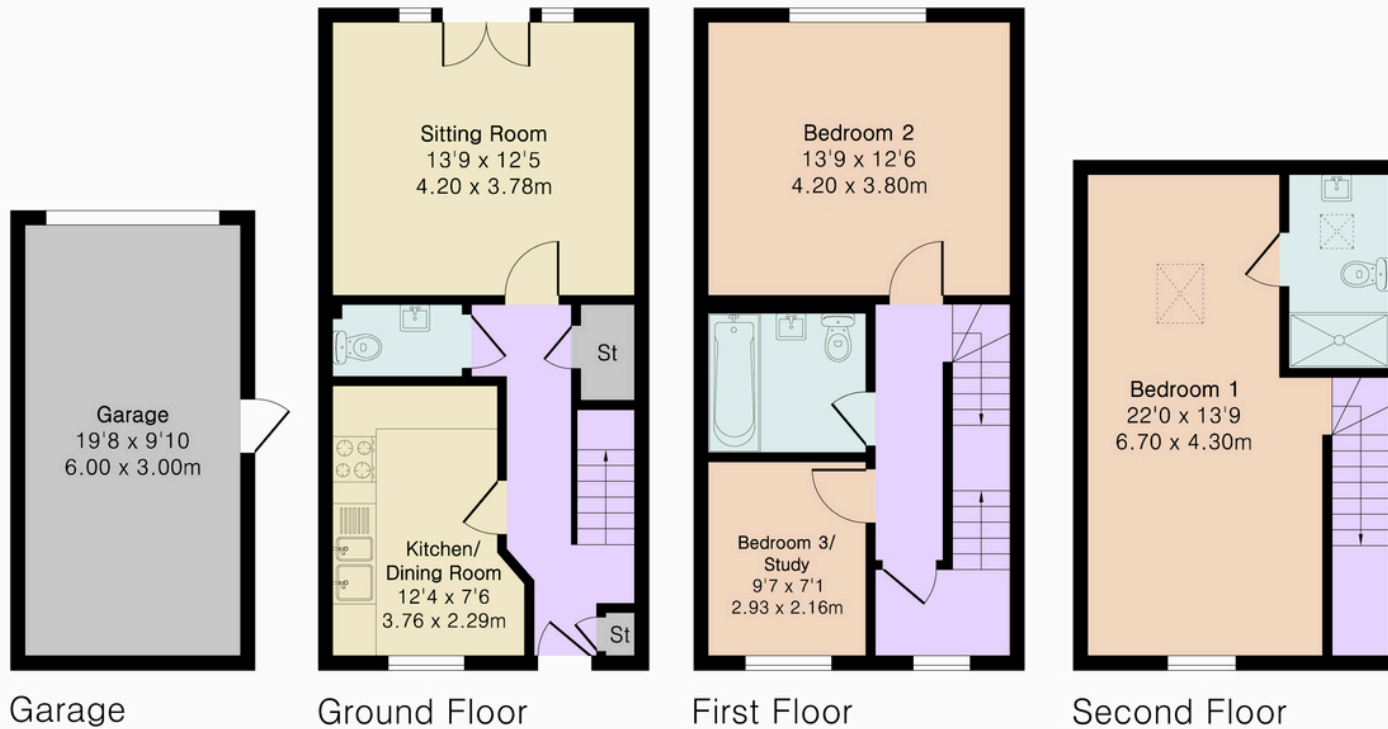
- Three bedroom semi detached home.
- En-suite in master bedroom.
- Private driveway with access to a garage.
- South facing garden.
- EPC Rating B.
- Council Tax D.

The Location

The Brunel Rise development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. The town of Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx 40 minutes.

Approximate Gross Internal Area 1101 sq ft - 102 sq m (Excluding Garage)

Ground Floor Area 399 sq ft – 37 sq m
 First Floor Area 399 sq ft – 37 sq m
 Second Floor Area 303 sq ft – 28 sq m
 Garage Area 194 sq ft – 18 sq m



Thomas Merrifield and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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