



37 Candytuft Way, Didcot, OX11 6FJ

Fixed Price £365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located within the popular Great Western Park development, this well presented three bedroom end of terrace townhouse offers flexible and spacious accommodation across three floors.

The ground floor comprises an entrance hallway, cloakroom, modern kitchen, and a generous lounge/dining room with UPVC French doors opening onto the rear garden.

On the first floor, there are two comfortable bedrooms and a family bathroom, while the top floor is dedicated to a spacious master bedroom.

Externally, the property benefits from a West facing low maintenance rear garden with side access, and a driveway providing parking for two vehicles.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoverage/)) According GOV.UK Flood Risk, this property has a very low flood risk. For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.





Key Features

- Being sold with no onward chain.
- End of terrace property.
- Private driveway with parking for 2 cars.
- Located on Great Western Park.
- West facing garden.
- EPC Rating B.
- Council Tax C.

The Location

The Great Western Park 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. 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.

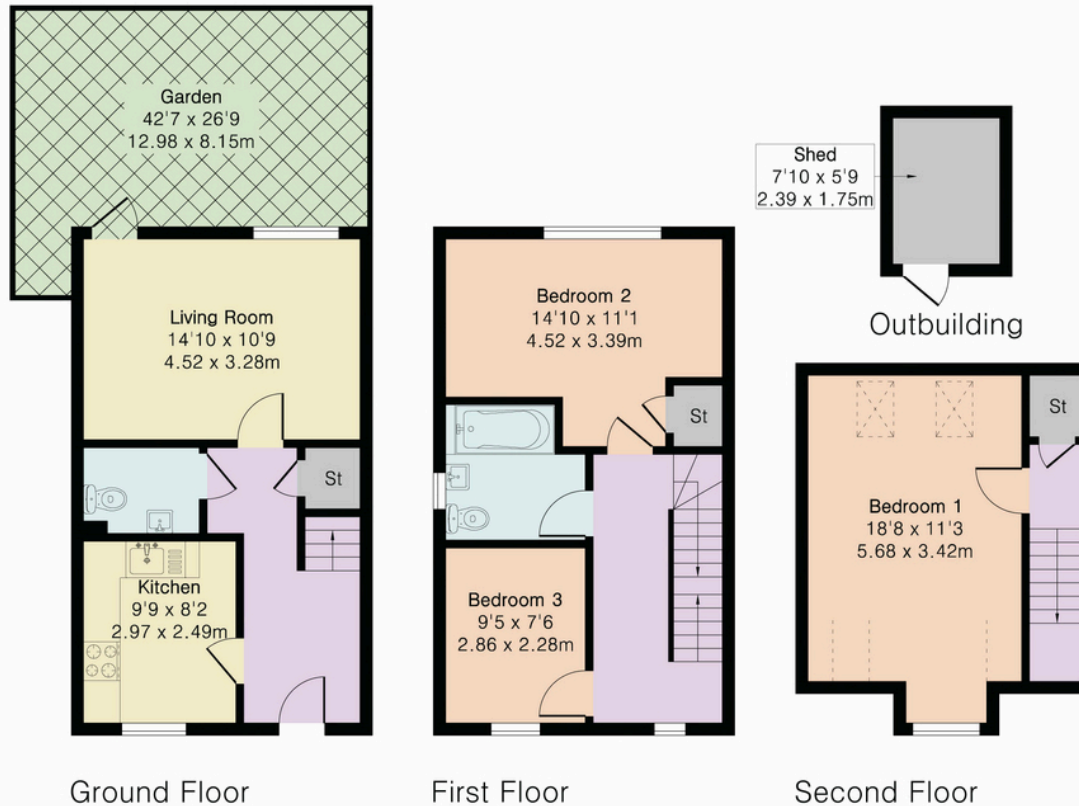
**Approximate Gross Internal Area 1023 sq ft - 95 sq m
(Excluding Outbuilding)**

Ground Floor Area 385 sq ft – 36 sq m

First Floor Area 385 sq ft – 36 sq m

Second Floor Area 253 sq ft – 23 sq m

Outbuilding Area 45 sq ft – 4 sq m



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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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