



5 Old Canal View, Wantage, OX12 9GL
Offers In Excess Of £375,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very well-presented three-bedroom semi-detached property, constructed in 2017, situated in a quiet location overlooking a former canal.

The property comprises an entrance hallway with a downstairs cloakroom. Beyond is a wonderful open-plan sitting, dining and kitchen area, with French doors opening onto the private rear garden. The ground floor is completed by a separate family room and a study.

To the first floor are three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room.

Outside, the property enjoys a generous, private rear garden with a desirable southerly aspect, together with driveway parking. Presented in excellent condition throughout, early viewing is highly recommended.

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a medium flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Semi detached
- Three bedrooms
- Family bathroom
- En-suite to the principal bedroom
- Two reception rooms
- Study
- Downstairs cloak room
- Driveway parking
- EPC - B
- Council tax band - D

The Location

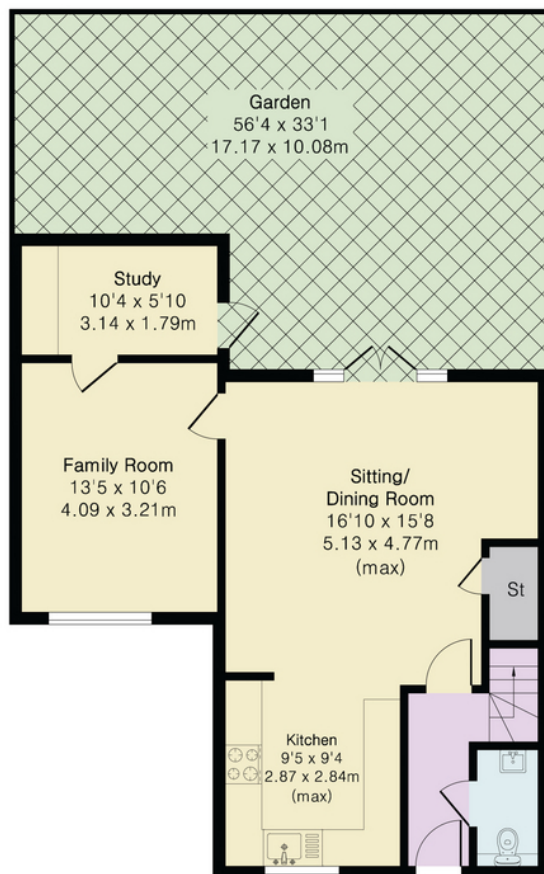
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



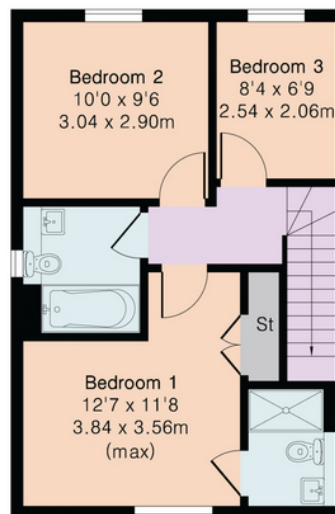
Approximate Gross Internal Area 1091 sq ft - 102 sq m

Ground Floor Area 652 sq ft – 61 sq m

First Floor Area 439 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

