



27 Tarret Burn, Didcot, OX11 7FZ
£395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

Offered with no onward chain is this pleasant three bedroom house located within a popular section of the Ladygrove development. The ground floor features a bright open plan living and dining room, with French doors opening directly onto the rear garden. The modern kitchen is well appointed with a range of fitted units, integrated appliances and practical work surfaces, creating a stylish and efficient space. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, there are three well proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property benefits from a private driveway providing off road parking and access to the garage. To the rear, the south facing garden offers a pleasant and private outdoor space.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.





Key Features

- No onward chain.
- Private driveway with access to a garage.
- Three bedroom semi detached.
- Located on a quiet cul-de-sac.
- Kitchen & boiler both replaced within the last 4 years.
- EPC Rating C.
- Council Tax D.

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. 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.



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.

**Approximate Gross Internal Area 867 sq ft - 81 sq m
(Excluding Garage)**

Ground Floor Area 442 sq ft - 41 sq m

First Floor Area 425 sq ft - 40 sq m

Garage Area 164 sq ft - 15 sq m

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