

6 Exeter Court, Didcot, OX11 8UH

Guide Price £250,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A two-bedroom property situated in Didcot, approximately 0.9 miles from Didcot Parkway station- being sold with no onward chain.

The ground floor comprises an entrance hall, kitchen and a separate sitting room, with access to a conservatory at the rear. The conservatory provides additional living space and overlooks the rear garden. All recently decorated.

On the first floor are two double bedrooms and a family bathroom. Outside, there is a south-east facing rear garden with rear access.

Further benefits include gas central heating, allocated parking, an electric vehicle charging point and no onward chain.

Material information; mains electricity, gas central heating, water and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with the majority of major providers, with the exception of three. The government portal generally highlights this as an very low risk address for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







Key Features

- Allocated parking with an EV charging point.
- Being sold with no onward chain.
- Located within a quiet cul-de-sac.
- Two double bedrooms.
- Council Tax Band: C
- EPC Rating: C

The Location

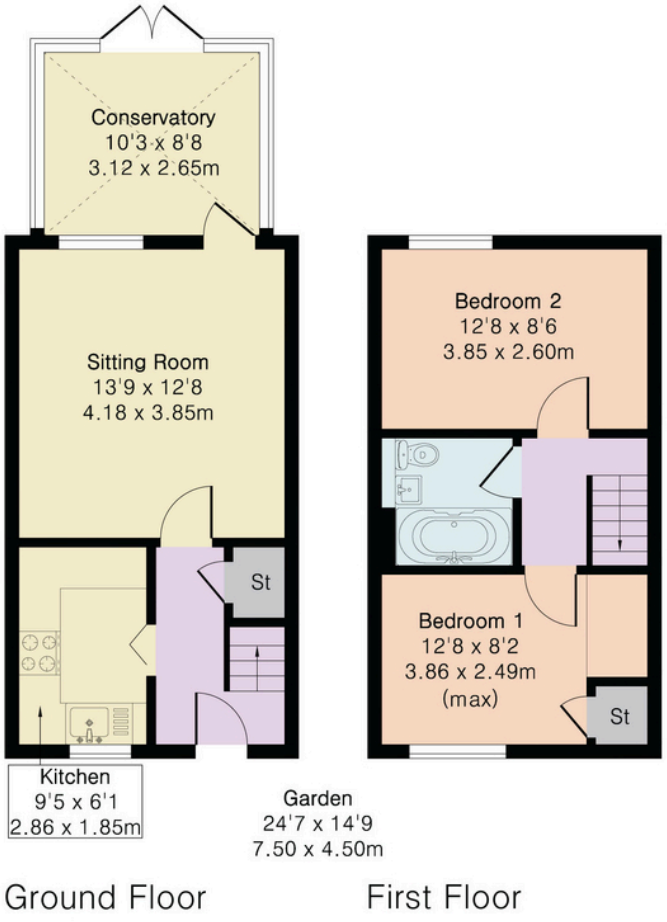
The property is conveniently located for Didcot Parkway, local shops and other amenities.

Didcot offers a good range of leisure, sporting and shopping facilities, including the Orchard Centre, multiplex cinema, Cornerstone arts centre, cafés and restaurants. The town has excellent road links to the A34, M4 and M40, while Didcot Parkway provides direct trains to London Paddington in approximately 40 minutes.

Approximate Gross Internal Area 690 sq ft - 64 sq m

Ground Floor Area 393 sq ft – 36 sq m

First Floor Area 297 sq ft – 28 sq m



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.

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