



12 Moir Court, Wantage  
£310,000

Waymark

## 12 Moir Court

Wantage, Wantage

A well presented three bedroom end of terrace family home situated in heart of Wantage, providing easy access to schooling and into the town for amenities.

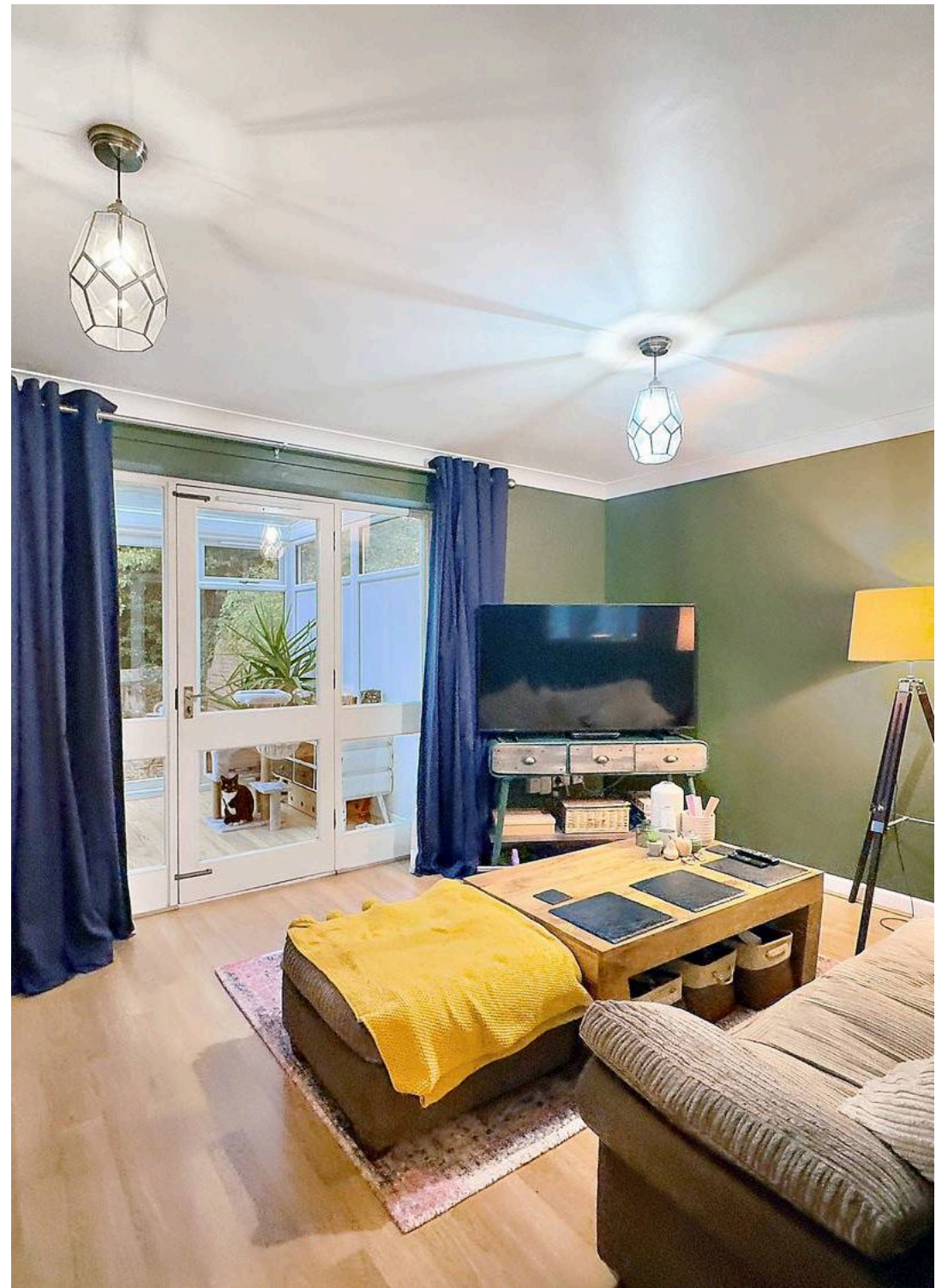
The spacious accommodation briefly comprises of an entrance hall, kitchen featuring a double 'Belfast' sink and a good size living/dining room at the rear of the property which opens onto a good-size conservatory, perfect for bringing the outside in. Upstairs the first floor consists of two spacious double bedrooms with the master bedroom complete with built-in wardrobes. There is also a cloakroom for added convenience. On the top floor, discover another inviting double bedroom and a family bathroom. Plus, there's a handy cupboard for storage.

Moving outside, the property offers an easy-to-maintain rear garden and is screened by trees adding to the overall privacy. You'll also find an allocated parking space right at the front.

Located in the charming and sought-after area of Wantage, this home offers the perfect blend of peaceful living with the convenience of amenities just a stroll away. Take a leisurely walk to nearby schools or head into town to explore the shops and cafes.

If you're looking for a cosy and well-appointed home in a fantastic location, this property ticks all the boxes.

**Material Information** - The property is freehold and connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.





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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools as well as being in the catchment area for Stockham Primary School which has an 'Outstanding' Ofsted report. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: D

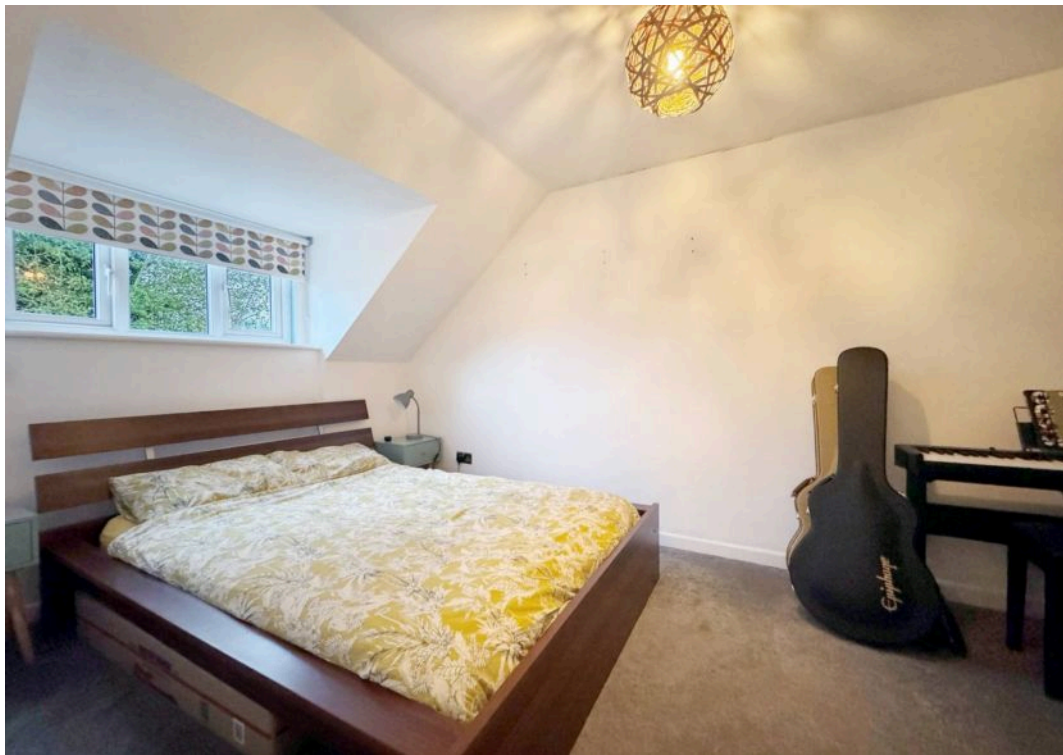
Tenure: Freehold

EPC Energy Efficiency Rating: C

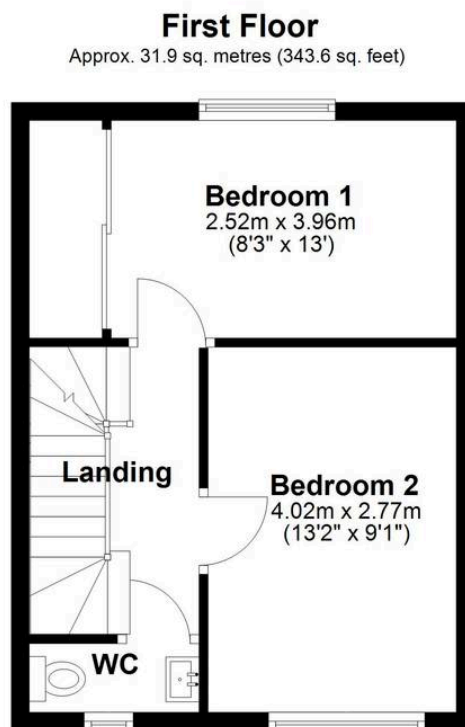
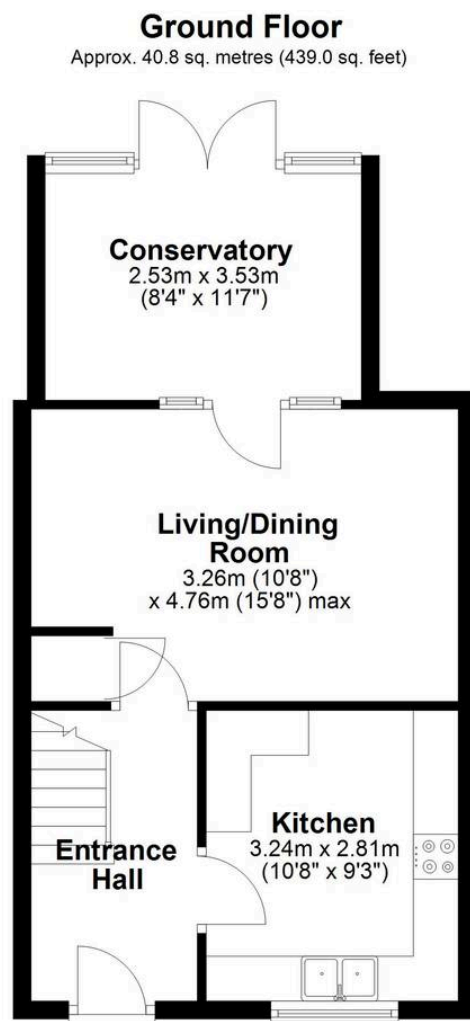
EPC Environmental Impact Rating: C

- Well Presented Three Bedroom End of Terrace Property
- Ideal First Time or Investment Purchase
- Kitchen With Double Belfast Sink, Living/Dining Room & Good Size Conservatory On Ground Floor
- All Generous Double Bedrooms
- Family Bathroom & Cloakroom
- Enclosed Easy To Maintain Garden
- Allocated Parking Space
- Popular & Convenient Wantage Location









Total area: approx. 97.7 sq. metres (1051.8 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

# Waymark Wantage

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