

37 Foliat Drive, Wantage

£375,000

Waymark

37 Foliat Drive

Wantage

Offered for sale with NO ONWARD CHAIN, this spacious four-bedroom semi-detached family home offers vast potential for buyers looking for a property they can modernise and transform to their own tastes. Situated in a fantastic and highly sought-after location in Wantage, on a well-established residential road, the property is ideally positioned within the catchment area for Charlton Primary School, which is also within easy walking distance, making this an appealing choice for families.

The property is in need of cosmetic attention and modernisation throughout, but offers excellent scope for improvement and represents an exciting opportunity for a new owner to create a home tailored to their individual requirements.

The accommodation is arranged over two floors and provides a spacious and versatile layout. The ground floor comprises an entrance hall with built-in storage cupboards, a generous living room with French doors onto the garden allowing in plenty of natural light, a separate dining room providing an excellent space for family meals and entertaining, and a well-proportioned kitchen/dining room with scope for modernisation. The kitchen leads through to a useful separate utility room, providing additional storage.

To the first floor are four well-proportioned bedrooms, offering plenty of flexibility for family living, with the fourth bedroom also lending itself to use as a home office, nursery or dressing room if required. A shower room and separate WC completes the first-floor accommodation.





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Externally, the garden is a generously proportioned, established outdoor space with a good sense of depth and a sunny south-facing aspect, combining open lawn, mature planting beds and paved areas. The property is screened by trees to the rear adding to the overall sense of privacy. To the front is a generous frontage with driveway to the side which is partially covered with grass, requiring some maintenance, however, provides off-road parking.

With its generous accommodation, four bedrooms, useful utility room and considerable scope for modernisation, this property offers an excellent opportunity for buyers looking to add value and create their ideal family home.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which has been replaced and there is uPVC double glazing throughout. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor and in-home for EE. Good outdoor and variable in-home for Three. Good outdoor for Vodafone and O2 according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - Ultrafast available. For further details on mobile and broadband please check www.ofcom.org.uk. We are not aware of any planning permissions currently in place, or any local planning developments, that would adversely affect the property.



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Wantage is ideally situated in the Vale of the White Horse for all main travel links, with the A338 providing easy access to the A34, M40 and M4 motorways, plus with 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, restuarants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with a range of good local Primary Schools. 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

- Spacious Four Bedroom Semi-Detached Property
- Highly Sought After Location In Wantage
- Two Receptions Rooms & Kitchen/Dining Room
- Cloakroom & Utility Room
- No Onward Chain
- In Need of Modernisation Offering Vast Potential
- South Facing & Private Rear Garden















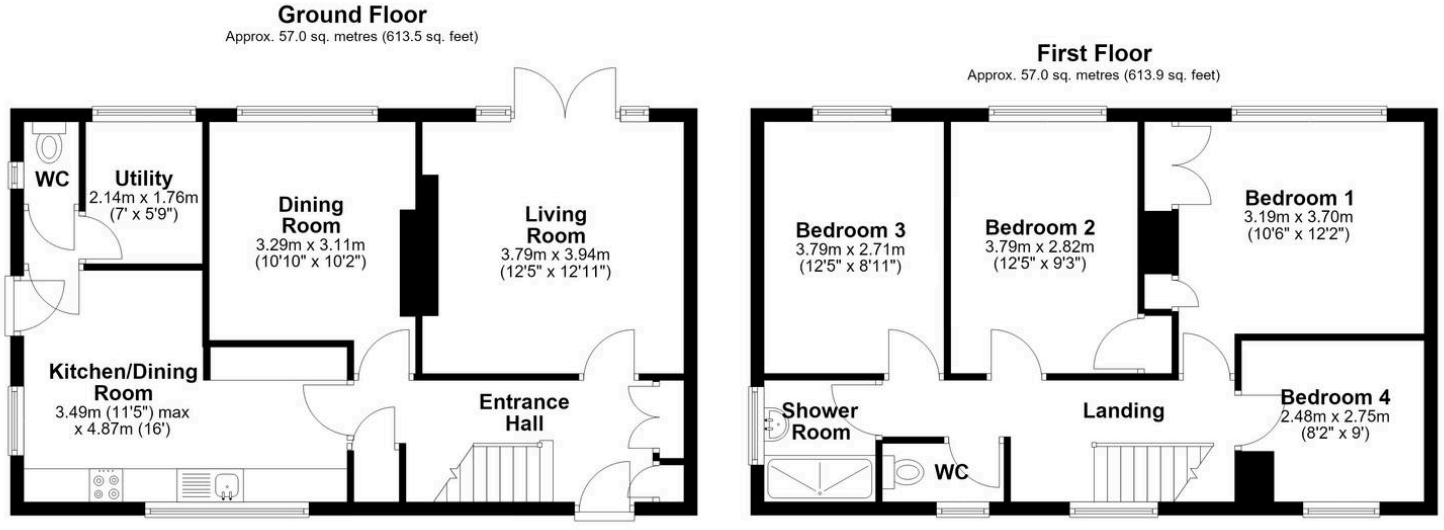












Total area: approx. 114.0 sq. metres (1227.4 sq. feet)

This floor paln 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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