



Wynton Close, Didcot, OX11 6FG
£390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An end of chain and stylishly presented three-bedroom semi-detached home within the popular Brunel Rise development.

Situated along a quiet cul-de-sac and set back from the road via a lawned frontage, the property comes on to the market with no onward chain having been owned since first built by the current owners.

The ground floor accommodations offers a welcoming entrance hall with stairs rising to the first floor, sitting room with fitted wooden shutters to the front window, cloakroom and open plan kitchen/dining room with upgraded integrated appliances along with UPVC French doors leading to the landscaped rear garden.

On the first floor is a modern family bathroom along with three well-proportioned bedrooms all of which are doubles, with the largest bedroom being accompanied by fitted wardrobes and an en-suite shower room.

To the rear of the property is a landscaped garden laid to lawn with an area of shaped patio and a pergola covered seating area to the bottom of the garden.



Further benefits to its sale include a single garage with full power and lighting, driveway parking and within being located within a short walking distance to an array of local amenities including transport links direct to Didcot Parkway Train Station.



Key Features

- Within short walking distance to countryside walks in to neighbouring villages via the Old Railway Embankment
- Being offered for sale with No Onward Chain
- Built-in wardrobes to both main and second bedroom
- Situated along a quiet cul-de-sac within the popular Brunel Rise development
- Council Tax Band: C
- EPC Rating: B



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and a shopping complex which opened in 2005 named the Orchard Centre 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 from Didcot Parkway (approx. 40 minutes).

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk.



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.

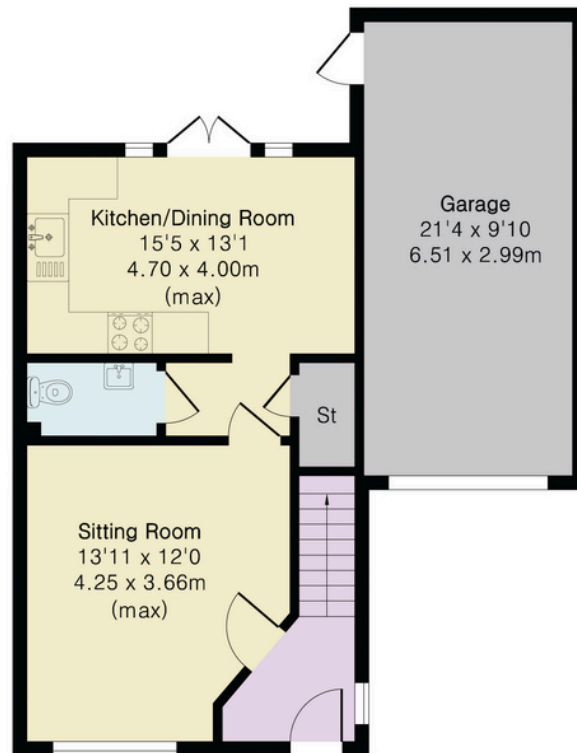
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 848 sq ft - 78 sq m
(Excluding Garage)**

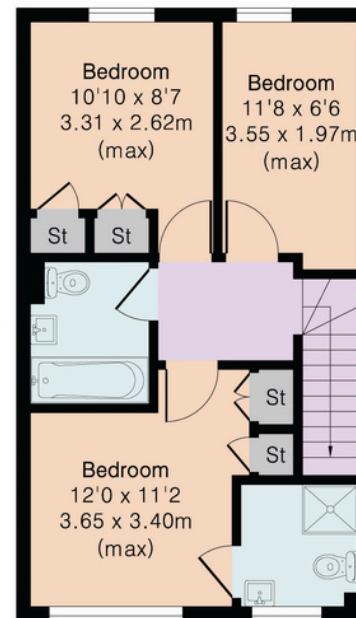
Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 424 sq ft – 39 sq m

Garage Area 210 sq ft – 19 sq m



Ground Floor



First Floor

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