



28 Copse View, Didcot, OX11 9FP

Guide Price £116,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A 40% SHARED OWNERSHIP two bedroom coach house offered to the market complete with single garage and private access.

Offered to market at a 40% share, this stylishly presented and open-plan living, two bedroom coach house offers a contemporary accommodation all across one floor.

Accessed via a private entrance, the entire accommodation occupies the top floor and is accessed via a staircase into the open plan kitchen/dining/living room with dual aspect window on to the front and rear. Further to this living space is a bathroom with three piece suite and two double bedrooms.

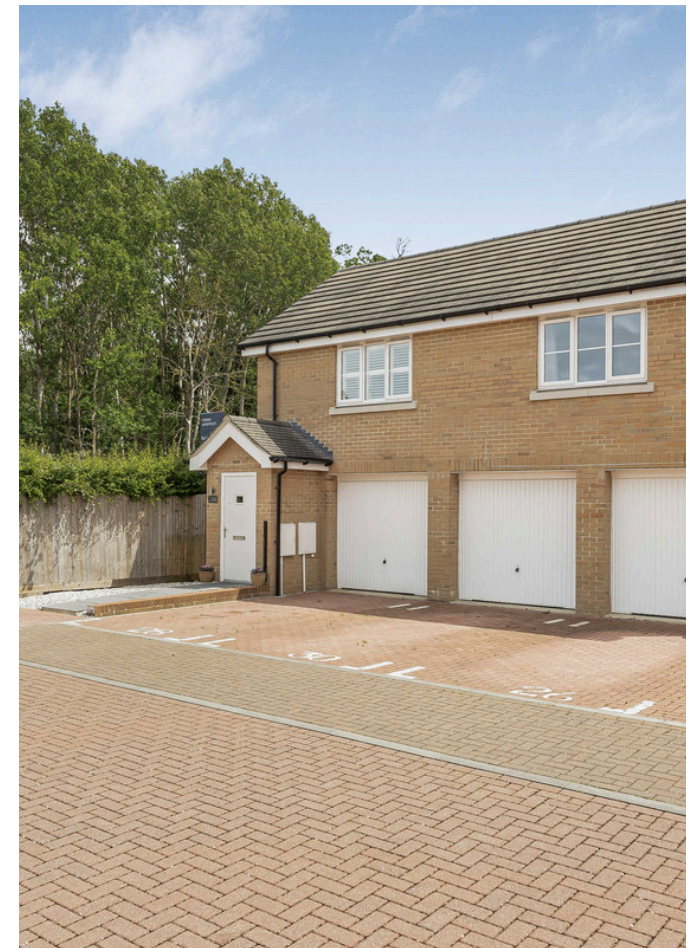
Externally, the property has private parking directly out the front, as well as side access to a small rear garden.

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

Broadband - according to Ofcom, there is standard to ultrafast broadband available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk. £116k shared price

1. Remaining lease term is 119 years
2. Monthly rent =£466.92
3. Monthly service charge = £94.70





## Key Features

- Two bedroom property.
- Open plan layout.
- Access to a private garage.
- Private allocated parking.
- EPC Rating: C
- Council Tax Band: C

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has 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).

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.

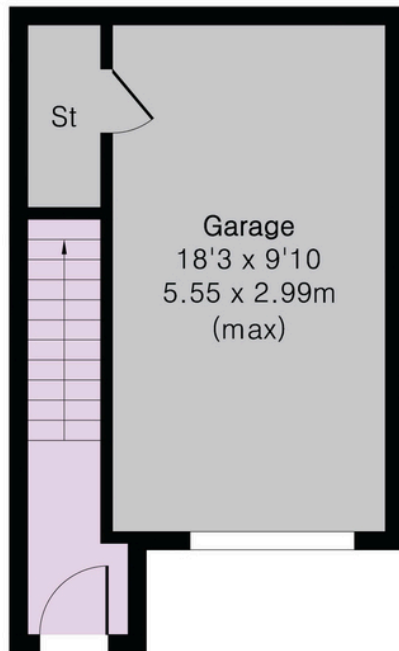
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 737 sq ft - 69 sq m (Excluding Garage)

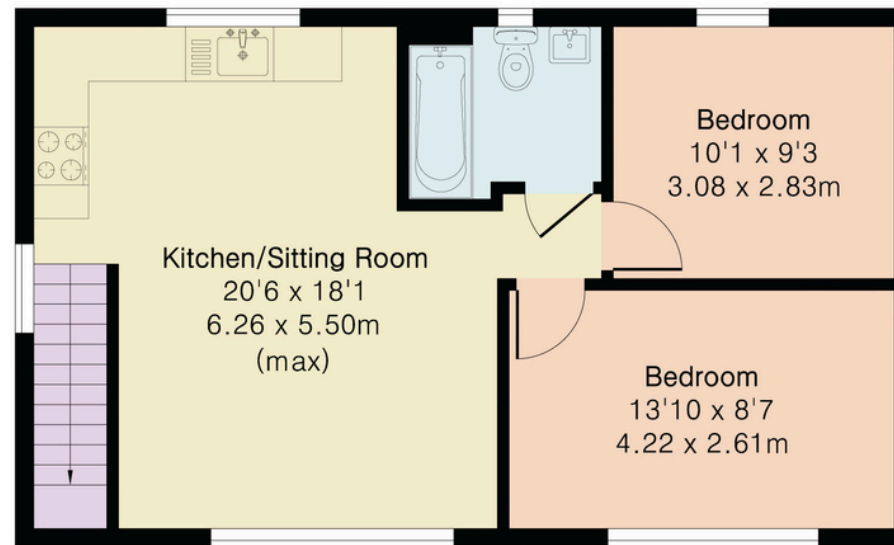
Ground Floor Area 179 sq ft – 17 sq m

First Floor Area 558 sq ft – 52 sq m

Garage Area 61 sq ft – 6 sq m



Ground Floor



First Floor

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