



3 Wynton Close, Didcot, OX11 6FG

Guide Price £312,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

New to the market is this very well presented, two bedroom, mid terraced house, located on the Brunel Rise development built in 2017.

The property features an open-plan living and dining area, a well-appointed kitchen and two generously sized bedrooms. This house has the benefit of a private parking space and several visitor spaces in the area. Ideally suited to first-time buyers, professionals, or those looking to downsize. The property also offers a boarded loft with ladder and light for storage. There's also a fitted security alarm, as well as an electricity supply to the shed, with both internal and external lighting. Located closely to local amenities, transport links, and green spaces.

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](http://checker.ofcom.org.uk))

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

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



## Key Features

- Located within a quiet cul-de-sac.
- Open plan living/dining room.
- Two double sized bedrooms.
- Private parking space.
- EPC Rating: B
- Council Tax Band: C

## The Location

The Brunel Rise development is set in the vibrant garden town of Didcot and comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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 approx. 45 minutes.



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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.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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