



Tamar Way, Didcot, OX11 7QH
£465,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Positioned at the end of a private driveway within the sought after development of Ladygrove is this double fronted & detached three-bedroom family home.

Occupying a private and highly desirable position at the end of this residential driveway, the property is ideally situated within close walking distance to an array of amenities and most notably Didcot Parkway Train Station; which offers mainline services to London Paddington within approximately 40 minutes.

Upon entrance to the property, you are greeted by a spacious and light entrance hall which provides access directly on to all of the ground floor accommodation which includes a spacious family sitting room with direct access on to a UPVC and brick based conservatory, dining room, cloakroom, kitchen/breakfast room which in turn leads on to a separate conservatory; both have direct access to the pleasant and well maintained rear garden. To the first floor is a renovated family bathroom with three-piece suite including shower over bath as well as three well-proportioned bedrooms with the largest bedroom being accompanied by a stylishly panelled & renovated en-suite shower room.



Further benefits to its sale include UPVC double glazed windows throughout, gas central heating and a single detached garage with full power & lighting.



Key Features

- Desirable double fronted & detached family home constructed by Bryant Homes in the 1990's
- Detached single garage with full power & lighting
- Off street driveway parking directly to the front of the property for numerous vehicles
- En-suite shower room and dressing area to the principle bedroom
- Within approximately 0.6mile walking distance to Didcot Parkway Train Station
- EPC Rating: C
- Council Tax: D



The Location

Tamar Way is part of the Ladygrove Development which offers a varied range of facilities that include two primary schools, nursery, a parade of shops, family pub, park, gym and leisure centre. Central Didcot offers extensive shopping and leisure facilities together with a mainline connection to London Paddington from Didcot Parkway.

Tenure: Freehold

The property is of a brick build construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK the property has a low flood risk. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings.



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.

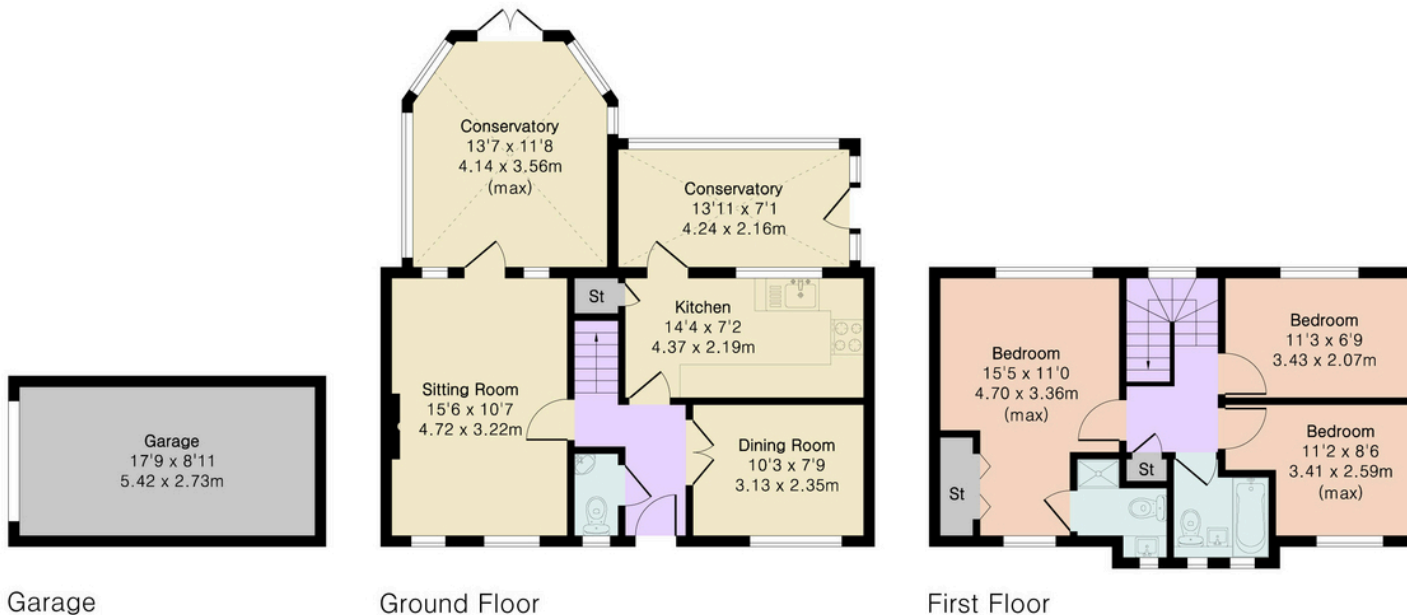
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1163 sq ft - 108 sq m (Excluding Garage)

Ground Floor Area 712 sq ft – 66 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 159 sq ft – 15 sq m



Garage

Ground Floor

First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS