



8 Candytuft Way, Didcot, OX11 6FX

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES & LETTINGS



The Property

This well-presented two/three bedroom end-of-terrace house is situated in the popular Great Western Park development in Didcot.

The ground floor comprises a kitchen to the front of the property, a convenient downstairs cloakroom and a good-sized reception room to the rear. The reception room has doors opening onto the rear garden, which features a patio area, artificial grass and a garden shed.

Upstairs, there are two/three bedrooms and a family bathroom. The bedrooms are well-proportioned, with the family bathroom completing the first-floor accommodation.

The property also benefits from two allocated parking spaces located to the rear.

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

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk.

For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.





Key Features

- Two allocated parking spaces.
- Within a few minutes walk to local amenities.
- Council Tax Band: C
- EPC Rating: B
- Open plan living / dining room.
- 2/3 bedroom end of terrace home.

The Location

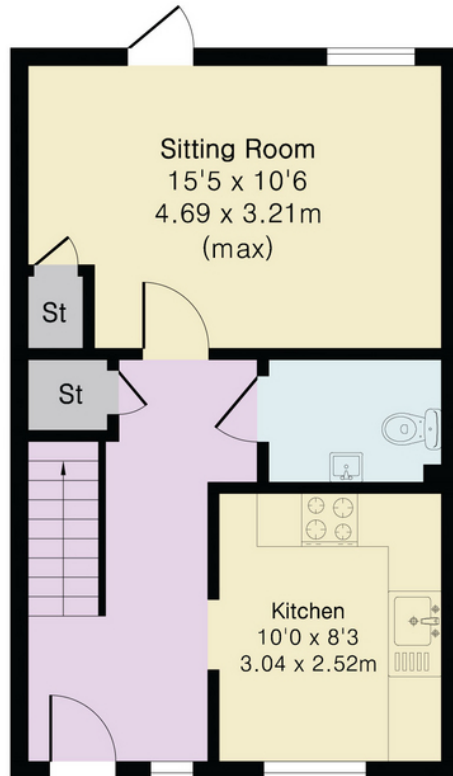
The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. 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.. 40 minutes.



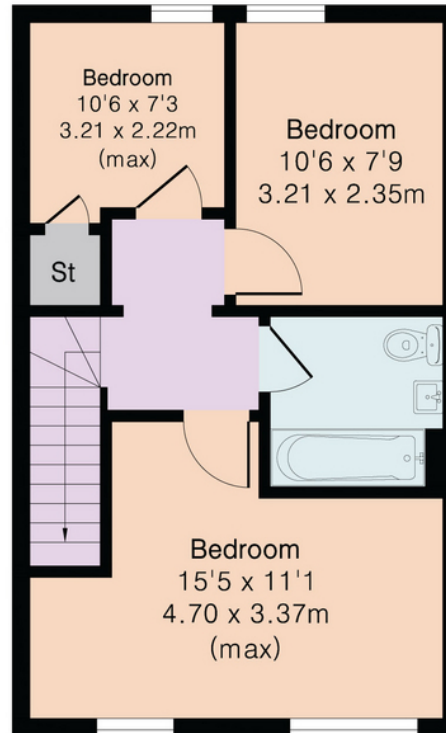
Approximate Gross Internal Area 798 sq ft - 74 sq m

Ground Floor Area 399 sq ft – 37 sq m

First Floor Area 399 sq ft – 37 sq m



Ground Floor



First Floor

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.

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