



16 Yealm Close, Didcot, OX11 7XD
£390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Yealm Close is located within a desired area of the Ladygrove development and is within catchment to Ladygrove Park school and offers as a great starter home for anyone looking to buy in Didcot.

Upon entering the property the ground floor comprises a sitting room, cloakroom fully equipped kitchen, separate dining area with sliding door to garden and an additional living space/playroom with door leading to the garden. On the first floor are two double bedrooms, a further large single room and a spacious family bathroom.

Externally, the property offers a private south/west facing garden with separate patio areas to the front and rear of the garden. The property benefits from driveway parking and an integral garage.

MATERIAL INFORMATION

Tenure: Freehold

Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are limited with a range of providers indoors and offer a good service outdoors according to Ofcom checker. We are not aware of any covenants or restrictions that may negatively affect the property. We are not aware of and adjacent planning consents that might affect value. We have not carried out a survey but please note that the property has Artex ceilings throughout the majority of the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom end of terrace house in cul-de-sac location
- Driveway parking and garage
- Sitting Room
- Kitchen
- Dining Area
- Playroom
- Cloakroom
- South-west facing garden
- EPC Rating C
- Council Tax D

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.

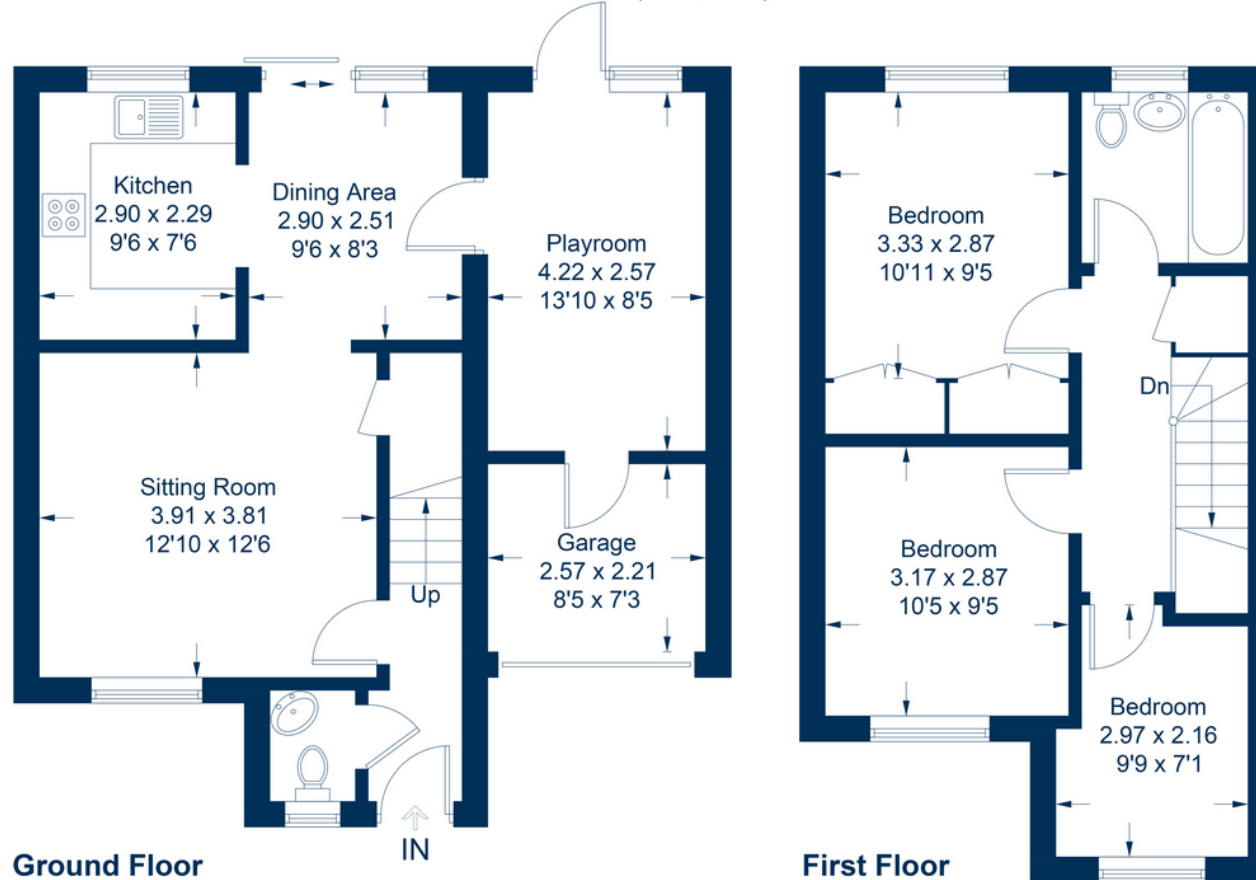
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

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Approximate Gross Internal Area
Ground Floor = 56.3 sq m / 606 sq ft
First Floor = 39.8 sq m / 428 sq ft
(Including Garage)
Total = 96.1 sq m / 1,034 sq ft



Ground Floor

First Floor

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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