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76 FAIRACRES ROAD, DIDCOT, OXFORDSHIRE, OX11 8QQ



- End of chain
- Communal gardens and parking
- One-bedroom bungalow
- Low maintenance living
- Amenities on site
- Less than one mile from Didcot town centre

Offers in excess of £170,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

NO ONWARD CHAIN. End terrace one bedroom bungalow designed for over 60's independent living in Didcot. Providing in-house facilities including a communal lounge in Marlborough Court, hair dressing facility and communal gardens and parking.

LOCAL INFORMATION

Didcot sits in an enviable location with superb road and rail links. It has a wealth of shops, restaurants, cafes, sport, fitness, leisure and art facilities.

Famous walks and landmarks including the mysterious White Horse Hill and the iconic Wittenham Clumps are also on your doorstep. The town is close to the A34 which leads to the beautiful, historic city of Oxford and in turn the M40 to the North and Newbury and the M4 in the South. There is a mainline train station with direct services to London Paddington (approximately 40 minutes) as well as Reading and Oxford.

Didcot is a great place to shop and socialise. This follows a 50 million pound renovation in the Orchard Centre which is now home to popular brands such as Costa, Starbucks, Nandos, H&M, River Island, TK Maxx and M&S. The town centre also has a cinema, Sainsbury's and purpose-built arts and entertainment centre which hosts a range of shows, exhibitions and dance classes.

ACCOMMODATION



Front door, hallway leading to the shower room, front aspect sitting room and rear aspect bedroom with a built in wardrobe and patio doors out to the communal garden. Kitchen with matching wall units, cupboards and an induction hob.

OUTSIDE SPACE

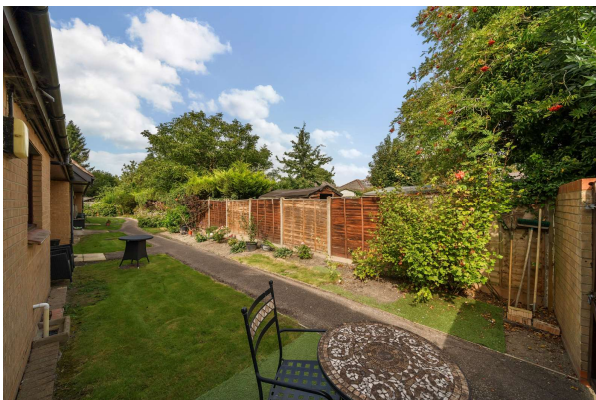
Beautifully landscaped front and rear communal gardens with communal parking.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, council tax band C, EPC rating E. Mains electric and water.

99 year lease dating from 1st August 1987, with approximately 63 years remaining. There is an annual ground rent of £215.64. The service charge is £2,334.74pa. There is a £1,700 charge when selling the property in the future. Should you proceed with the purchase of the property these details must be verified by your solicitor.

LEASEHOLD





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

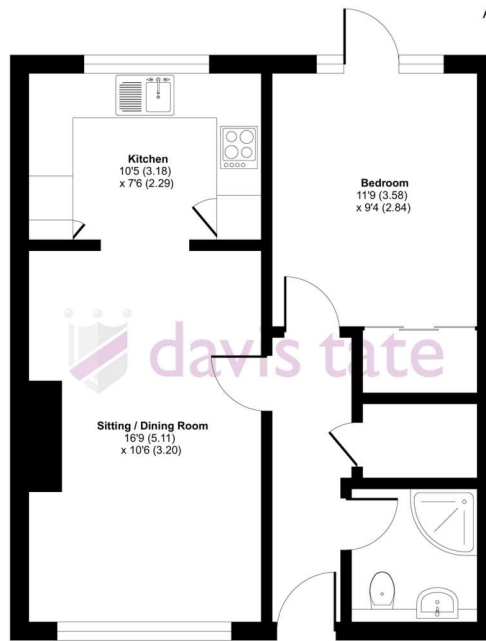
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Davis Tate. REF: 1032138