

**53 SAMOR WAY, DIDCOT, OXFORDSHIRE, OX11 8RE**

- Unfurnished with white goods appliances included
- Available early June
- Recently refurbished throughout
- Two allocated parking spaces
- 1 mile to Didcot Train Station
- EPC Rating D

**£1,200 per month + permitted payments \***

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



**davistate.com**

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Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

## PROPERTY DESCRIPTION

AVAILABLE EARLY JUNE. Two bedroom, modern mid terrace home with recently fitted kitchen and bathroom with two off street parking space at the front of the property. Unfurnished. EPC Rating D.

## LOCAL INFORMATION

Didcot is a town and civil parish in Oxfordshire about 9 miles (14 km) south of Oxford. Didcot is known for its railway junction Didcot Parkway, railway museum and power stations. It is the official gateway to the Science Vale three large science and technology centres in the surrounding villages of Milton (Milton Park), Culham (Culham Science Centre) and Harwell (Harwell Science and Innovation Campus).

## ACCOMMODATION

Front door leading to front aspect sitting room and rear aspect kitchen with white goods included. Kitchen back door leading to the garden. Upstairs comprises of two bedroom and a bathroom. The property has been completely refurbished throughout over the last few years.

## OUTSIDE SPACE

Two private parking spaces to the front. Patio and turf in the rear garden with shed for storage.





### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Mains Water, Gas and Electric. Council Tax Band B. EPC Rating D.

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### DISCLAIMER

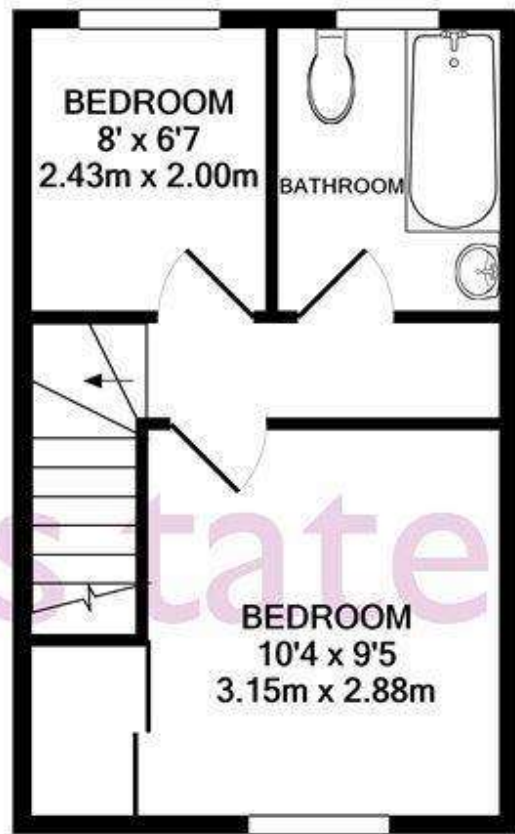
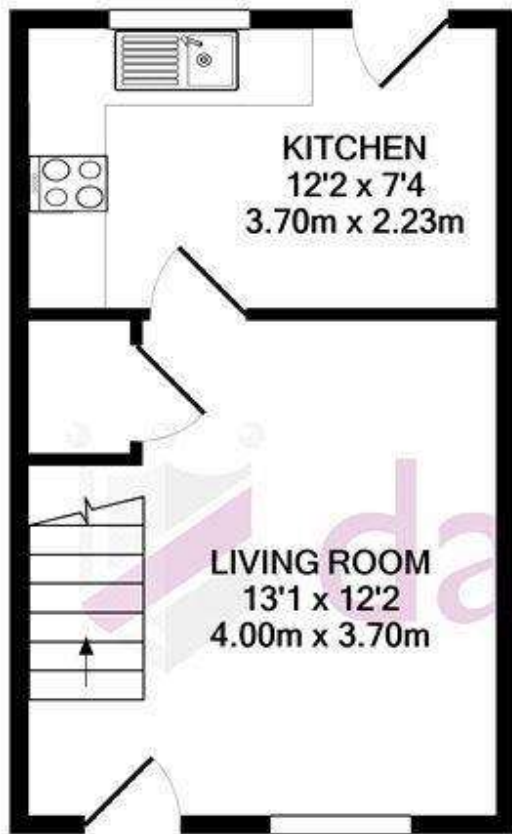
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)



## 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.





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.2 SQ.M.)

**1ST FLOOR**  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)**

Measurements are approximate. Not to scale. Illustrative purposes only  
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