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4 RIDGEWAY CLOSE, EAST HENDRED, WANTAGE, OXFORDSHIRE, OX12 8GF



- Village location
- Two allocated parking spaces
- No onward chain
- Conveniently positioned to Wantage & Didcot
- Well proportioned throughout
- Modern finish

Guide Price £266,250 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE WANTAGE BRANCH ON 01235 772670



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PROPERTY DESCRIPTION

An excellent opportunity to purchase a 75% share of this two bedroom, end-terraced family home situated in the highly desirable village of East Hendred with enclosed rear garden & allocated parking. No onward chain. EPC Rating B.

LOCAL INFORMATION

East & West Hendred are thriving village communities lying approximately 4 miles to the east of Wantage, providing excellent access to the A34, Didcot and beyond. With three public houses (The Eyston Arms, The Wheatsheaf and The Hare) and a traditional village store, rural life is further enhanced by pedestrian and cycle access to the surrounding open countryside, specifically the ancient path of the Ridgeway. The excellent communication links are further improved by local public transport and the villages boast two schools and much character. With easy access to Didcot Parkway and London Paddington only a further 45 minutes by train, these picturesque villages are a haven for the commuter and fully deserve their status as arguably the most favoured in the area.

ACCOMMODATION

The ground floor accommodation comprises of a welcoming entrance hall, with storage cupboard & downstairs W/C, a well appointed kitchen with a range of matching wall & base units, rolled edged work tops, 1 & 1/2 sink with drainer, and integrated appliances including; an electric oven & cooker hood, gas hob, & washing machine. As well as space and plumbing for a fridge/freezer and dishwasher. Located to the rear of the property is the large living/dining room with patio doors leading out into the garden. To the first floor are two generously sized double bedrooms, airing cupboard and a family bathroom with a modern white suite.



OUTSIDE SPACE

Enclosed rear garden with rear access, which is mainly laid to lawn, with patio seating area & well stocked borders. Two allocated parking spaces, within a short distance of the property.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council - Council Tax Band D. Mains gas, electric, water & drainage. Gas central heating and double glazing throughout.

Available for £266,250 for 75% share based on the marketing figure of £355,000.

LEASEHOLD

There is an annual service/estate management charge of £529.01. The review date of this will be confirmed shortly. The lease length is 125 years from and including 1st October 2018. The remaining rent on the 25% share is £209.01pcm, which then includes both the ground rent & service charge. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.

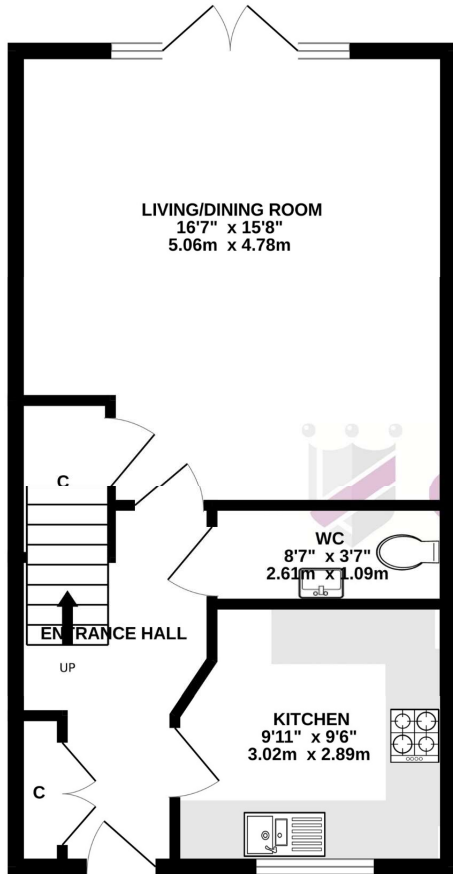
BUYERS INFORMATION

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.

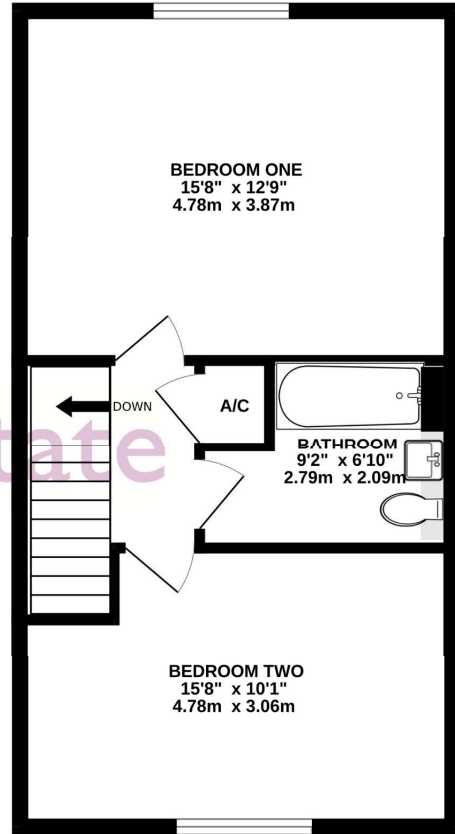
REFERRAL FEES

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.

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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