

17 GOLDCREST GARDENS, DIDCOT,
OXFORDSHIRE, OX11 6HX



- Exceptionally well-presented detached home
- Four well-proportioned bedrooms
- Fabulous open plan kitchen/dining room
- Elegant living room, cloakroom
- Modern family bathroom & en-suite shower room

Guide Price £485,000 (Freehold)

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



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PROPERTY DESCRIPTION

This exceptionally well presented four bedroom detached house with a garage & parking is on the ever-popular Great Western Park development, within easy reach of Didcot train station, schools and the town centre. ****ATTN INVESTORS**** We estimate the property would rent for £2,000 pcm. EPC: B

LOCAL INFORMATION

Great Western Park is a vibrant modern development in the town of Didcot, offering great commuter links and local amenities. Great Western Park has all the facilities you need for modern living right on your doorstep. It includes two primary and secondary school, a nursery, shops, community centre, and a health centre.

There are many new open spaces, including play and recreation areas, dog walking routes, and the Boundary Park with its fantastic range of sport facilities.

The town of Didcot has excellent road links to the A34 which in turn leads to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London, Paddington, approximately 40 minutes.

ACCOMMODATION

Entrance hall with WC and under stairs cupboard, elegant living room, impressive well-equipped kitchen/dining room with French doors leading into the rear garden plus separate utility room. To the first floor are four well-proportioned bedrooms with a white family bathroom suite along with modern en-suite shower room and built-in and freestanding wardrobes to two of the bedrooms.



OUTSIDE SPACE

Externally the garden is fully enclosed with lawn and patio areas plus a raised decking area, gated side access leading to the driveway parking and the detached garage with light & power plus courtesy door into the garden.

LOCAL AUTHORITY and SERVICES

Mains gas, electric and drainage. Council tax band E, EPC Rating B.





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

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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. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

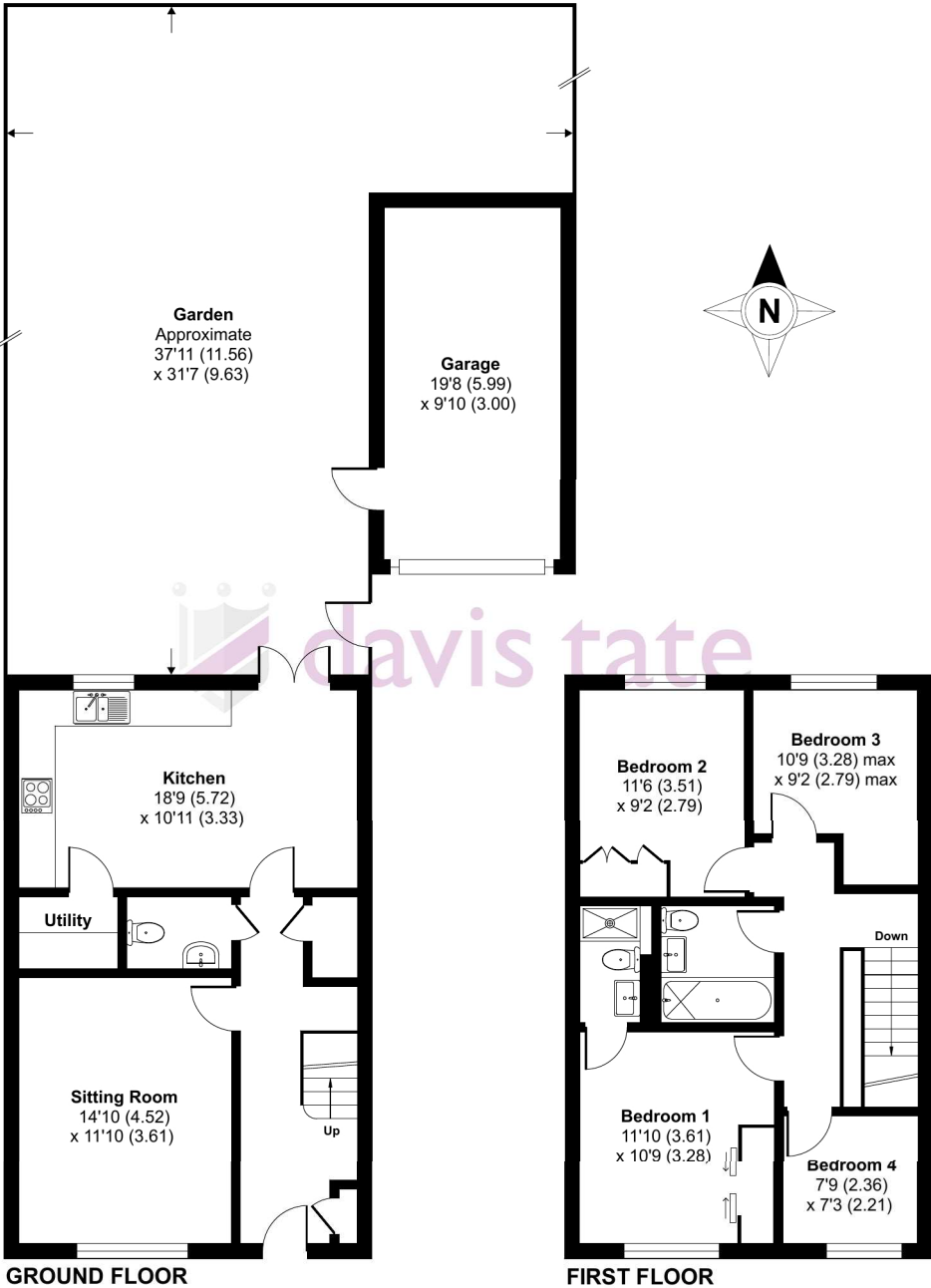
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1162 sq ft / 107.9 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1355 sq ft / 125.8 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). © nixhecom 2024. Produced for Davis Tate. REF: 1078581