



sales | lettings | new homes | conveyancing | mortgages

26 SAMOR WAY, DIDCOT, OXFORDSHIRE, OX11 8RF



- Immaculate presented family home
- Four well-proportioned bedrooms
- Fabulous open plan kitchen-dining room
- Elegant living room, separate utility room
- Sought after cul-de-sac location
- Wonderful, landscaped family garden

Asking Price £570,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE CENTRAL BRANCH ON



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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

Immaculately presented family home offering excellent accommodation in this sought after quiet cul-de-sac location of 'Samor Way' which is situated off Park Road in Didcot. This very well-proportioned four-bedroom, two bathroom detached home, offers a wonderful kitchen-Dining room right across the back of the property with French doors leading into the wonderful landscaped rear garden with separate utility room. The property benefits from its very pleasant outlook over a small green area to the front and views over Edmunds Park fields to the side. Viewings are highly recommended. EPC rating of D.

LOCAL INFORMATION

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 leads 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).

ACCOMMODATION

Entrance hall with understairs cupboard & cloakroom, bay fronted living room, open plan kitchen/dining room with separate utility room with side door out. Upstairs offers four very well-proportioned bedrooms with en-suite shower room to main bedroom plus modern family bathroom.

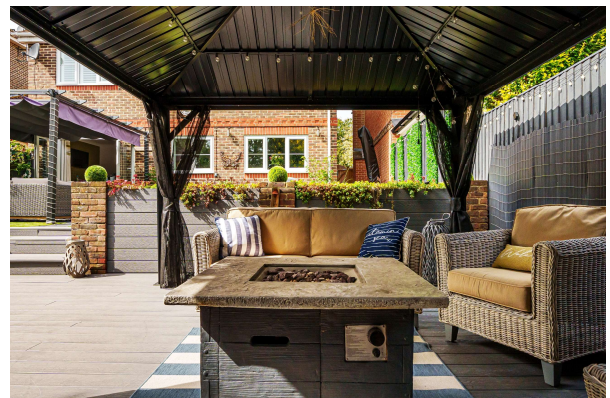


OUTSIDE SPACE

Wonderful enclosed landscaped rear garden with many decorative patio and decking areas excellent for entertaining, small lawn area with raised planters filled with a selection of flowers and shrubs, gated side access leading to the block-paved driveway giving ample off-road parking for several vehicles overlooking pleasant small green area.

LOCAL AUTHORITY and SERVICES

South Oxfordshire Council - council tax band E, mains gas, electric and water. EPC rating D







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

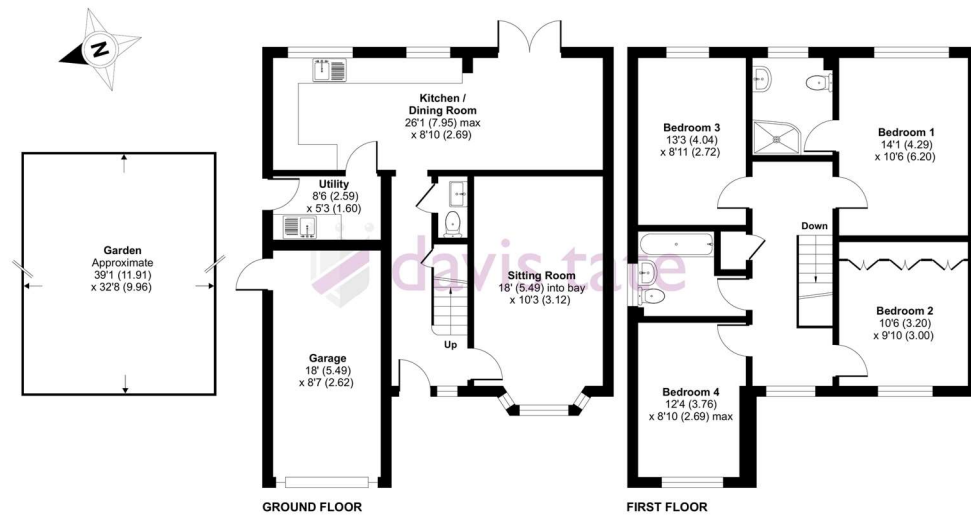
BUYERS INFORMATION

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 = 1306 sq ft / 121.3 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1458 sq ft / 135.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Davis Tate. REF: 1097985