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7 BARNARDS WAY, WANTAGE, OXFORDSHIRE, OX12 7EA



- Four-bedroom semi-detached family home
- Current vendors have owned from new
- Generous mature west facing rear garden
- Excellent scope to extended & improve
- Popular Charlton Heights location
- Offered for sale with no onward chain

Offers in Excess of £400,000 (Freehold)

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



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PROPERTY DESCRIPTION

A unique opportunity to purchase this one family owner property from new, Well-appointed four-bedroom semi-detached family home in the highly sought after location of Charlton Heights. The property offers spacious accommodation throughout with excellent opportunity to extend and improve further subject to the usual planning permission. The property benefits from its considerable size mature front and rear gardens, attached garage with off-road driveway parking. Offered for sale with no onward chain. EPC Rating D.

LOCAL INFORMATION

Wantage is a market town in South Oxfordshire and has a good range of shops, services, restaurants, and schooling. Links with the past are very strong. This market town is where King Alfred the Great was born, and also has literary connections to Sir John Betjeman and Thomas Hardy. Wantage was shaped by its importance as a market town which remains at the heart of Wantage even today. There are numerous inviting pubs and places to eat, plenty of interesting shops, annual fairs, markets on Saturday and Wednesday, Farmer's Markets, and French Markets. Wantage is ideally located for excellent road links to A34 which gives easy access to Abingdon, Oxford and Newbury and leads to the M4 for Reading and M40 towards Birmingham and the North. Didcot main line train station is situated to the east with good rail links to London Paddington (c40 minutes).

ACCOMMODATION

Entrance hall with stairs to first floor, door opening into the airy living room which has a brick fireplace and patio doors leading out to the garden room. Separate dining room leading into the well-equipped kitchen fitted with a matching range of wall and base units with worktops over, side door into utility area with WC, access into the attached garage plus backdoor out into the rear garden. The first floor offers four bedrooms with a modern white re-fitted shower room.

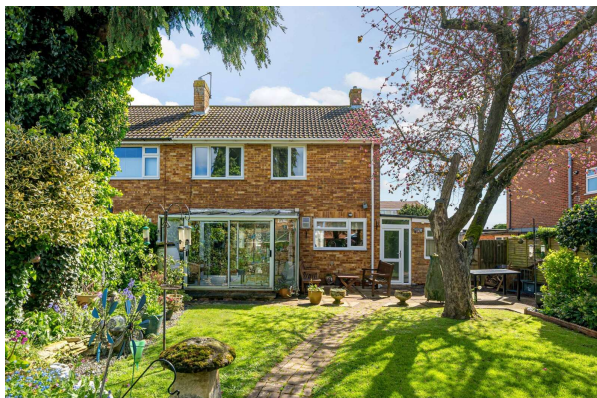


OUTSIDE SPACE

Beautiful front and rear gardens, mainly laid to lawn with mature beds / borders planted with a variety of flowers and shrubs, storage shed and greenhouse, paved patio and gated side access. Bloc paved driveway parking. Single garage with electric roller door. Light and power. Workbench.

LOCAL AUTHORITY and SERVICES

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





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

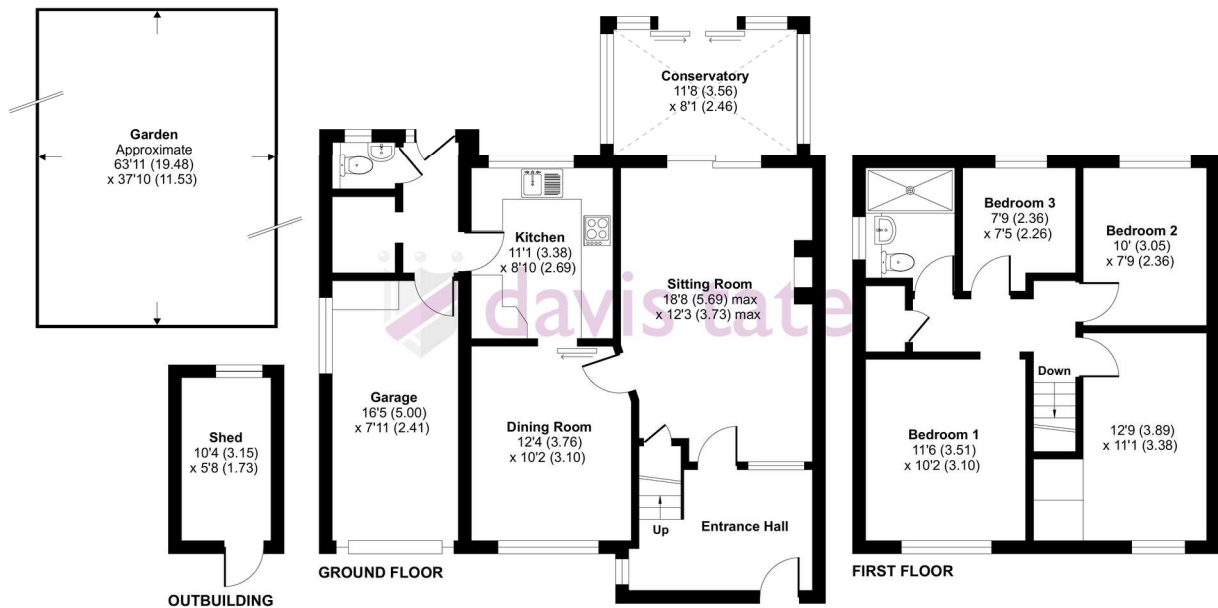
BUYERS INFORMATION

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 = 1239 sq ft / 115.1 sq m
 Garage = 132 sq ft / 12.2 sq m
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 1430 sq ft / 132.7 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). © nichecom 2024. Produced for Davis Tate. REF: 1109967