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75 CHARLTON ROAD, WANTAGE, OXFORDSHIRE, OX12 8HJ



- Well-presented Victorian Townhouse
- Bay Fronted Lounge/Dining Room
- Four Well-proportioned Bedrooms
- Family Bathroom & Downstairs Cloakroom
- New Boiler installed March 2024
- Substantial enclosed Rear Garden with Side

Guide Price £400,000 (Freehold)

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



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PROPERTY DESCRIPTION

Beautifully presented and much improved four-bedroom, three-storey Victorian townhouse located on the eastern edge of Wantage and within easy reach of Charlton Primary School. The characterful accommodation offers a 26ft open-plan lounge/dining room to the ground floor, well-appointed contemporary kitchen/breakfast room. The first floor boasts a large double bedroom to the front and single bedroom to the rear with a stunning light and airy modern bathroom. Stairs from the first-floor landing lead up to the second floor where two further bedrooms can be found. Outside the property is a large and well-maintained rear garden in excess of 100ft in length laid mainly to lawn with shrub and flower borders with storage shed & greenhouse. Access to the garden can be found via the kitchen door or along the original coalman's access path running along the side and to the rear that provides access to the rear gardens of 73 and 75 Charlton Road. 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

Porch, entrance hall with stairs leading to the first floor, door into the lounge/dining room, cloakroom, fitted kitchen with back door out into the rear garden, the first floor offers two bedrooms and modern family bathroom suite, stairs leading to the second floor where two further bedrooms and eave storage.

OUTSIDE SPACE

The property offers a substantial and well-maintained rear garden in excess of 100ft in length laid mainly to lawn with shrub and flower borders with storage shed & greenhouse, side access leading to the front garden of the property.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council - Council Tax Band C. 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.

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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 = 1127 sq ft / 104.7 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 1276 sq ft / 118.4 sq m
 For identification only - Not to scale



Denotes restricted head height

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: 1119566