



18 Dakota Drive, Grove, Wantage OX12 0FX  
Oxfordshire, Offers Over £250,000

Waymark

# Dakota Drive, Wantage OX12 0FX

Oxfordshire

Freehold

**1 Bedroom Semi-Detached Home With Study/Bedroom 2 | Open Plan Living/Dining/Kitchen Room With French Doors onto Garden | Two Parking Spaces | Modern Family Bathroom & Ground Floor Cloakroom | Enclosed Easy To Maintain Rear Garden | Located Within The 'Wellington Gate' Development In Popular Grove**

## Description

Representing an ideal first time or investment purchase, is this well presented 1-2 bedroom semi-detached home which offers adaptable and versatile accommodation, with open plan living and two parking spaces. Situated in the popular Wellington Gate development within Grove, the home should be viewed at the earliest opportunity to avoid disappointment.

Constructed by Persimmon Homes only 2 years ago, the property briefly comprises of entrance hall, cloakroom, open plan living/dining/kitchen room with built in appliances and 'French' doors onto the garden. The first floor consists of modern fitted family bathroom, master bedroom, and study which can also be used as a second bedroom.

Externally the property boasts an enclosed easy to maintain rear garden and two allocated parking spaces to the front of the home.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating, and uPVC double glazing throughout.

## Location

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council

Tax Band: B



**Waymark**  
**Wantage Office**

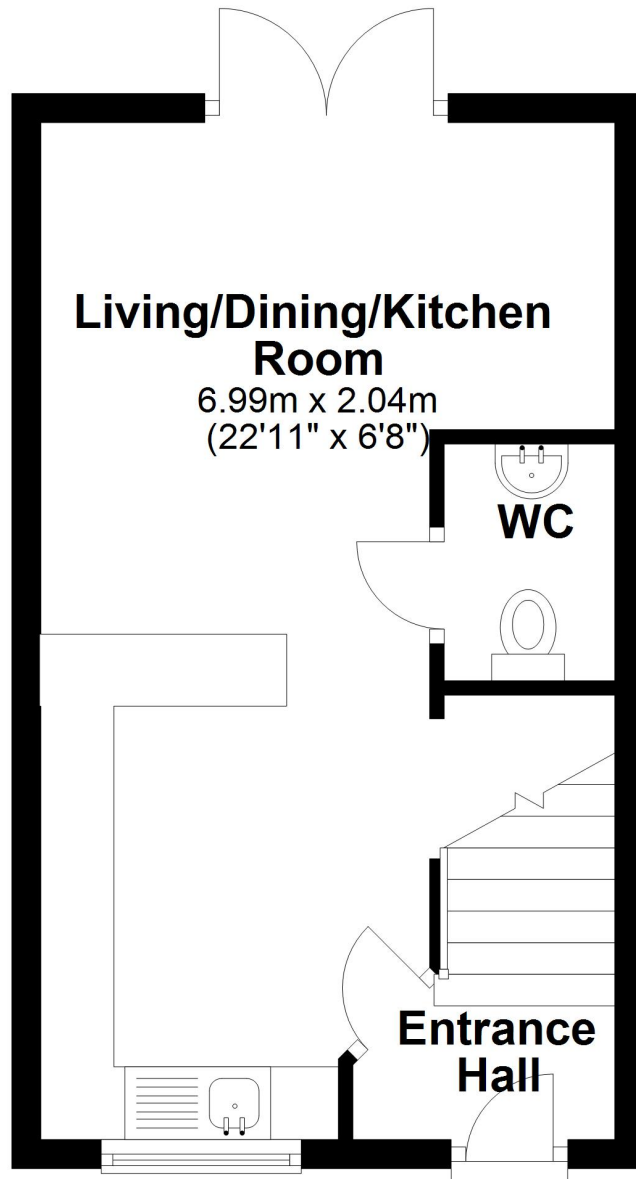
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	81	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

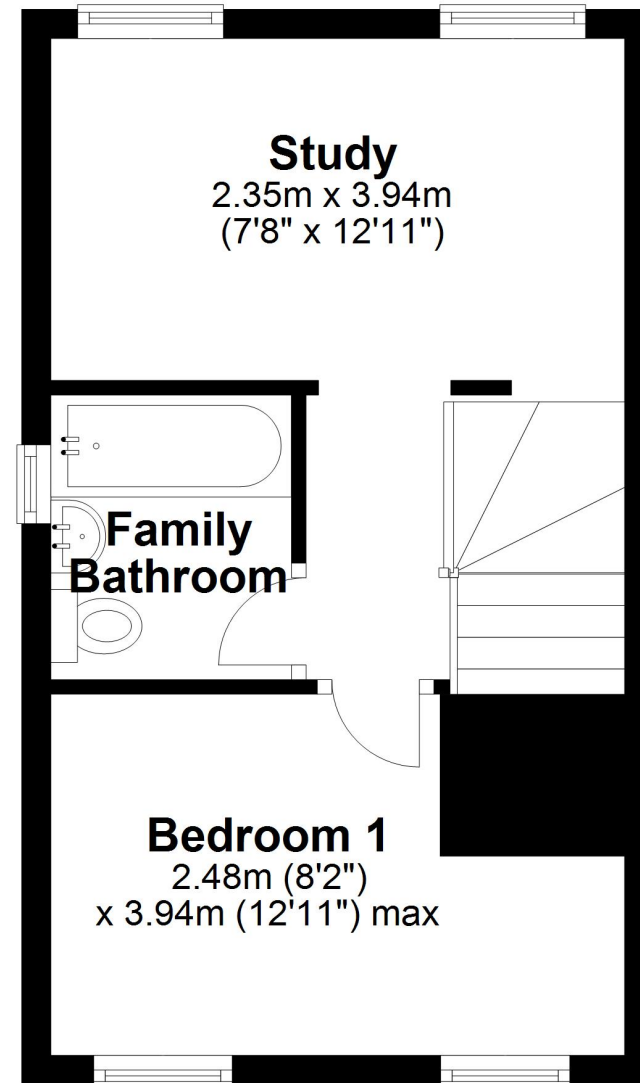
## Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



**Total area: approx. 54.5 sq. metres (587.1 sq. feet)**

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

