



3 Wedmore Court, Wantage OX12 8DB  
Oxfordshire, £345,000

Waymark



# Wedmore Court, Wantage OX12 8DB

Oxfordshire

Freehold

**Beautiful Two Bedroom Home Arranged Over Three Floors | Spacious Open Plan Living/Dining/Kitchen With Built-In Appliances | Large Double Bedrooms Built-in Wardrobes | Modern Family Bathroom, Modern Ensuite & Ground Floor Cloakroom | Constructed To A High Standard | Maintained To An Exceptionally High Standard | Viewing Highly Recommended!**

## Description

SIMPLY STUNNING! A beautiful two bedroom townhouse conveniently positioned in the heart of the ever popular Market Town of Wantage, close to local amenities. Constructed to a high standard in 2020 by Messrs Linfield, the property has since been maintained to an exceptionally high standard by the current owners and should be viewed internally to fully appreciate all there is to offer.

Measuring a spacious circa 1043 square feet, this light and airy property briefly comprises on the ground floor of; entrance hall with storage cupboard and stairs leading to the first floor; impressive open plan living/dining/kitchen area benefitting from built-in appliances and ample space for dining table and chairs. The useful cloakroom completes the ground floor accommodation. The first floor consists of a landing, modern family bathroom, separate study area with stairs leading to the top floor; a beautiful master bedroom with large window adding to the light, along with a modern ensuite and built-in wardrobes. The top floor consists of a superb second bedroom with feature walk-in wardrobe and access to useful eaves storage space. Externally there is an allocated parking space, a small south-facing private courtyard and a communal garden to the front.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout. There is a management fee of £220 per annum.

## Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark  
Wantage Office

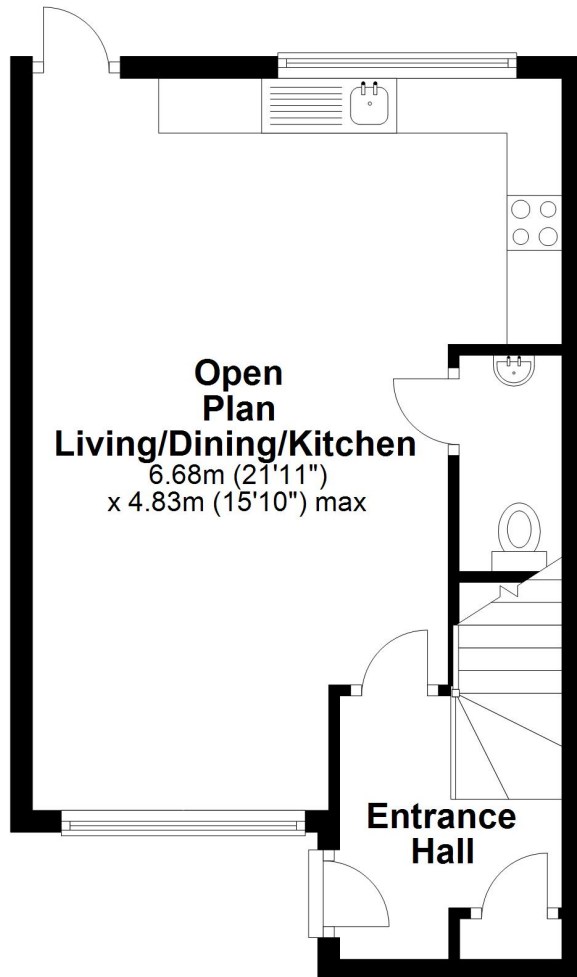
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

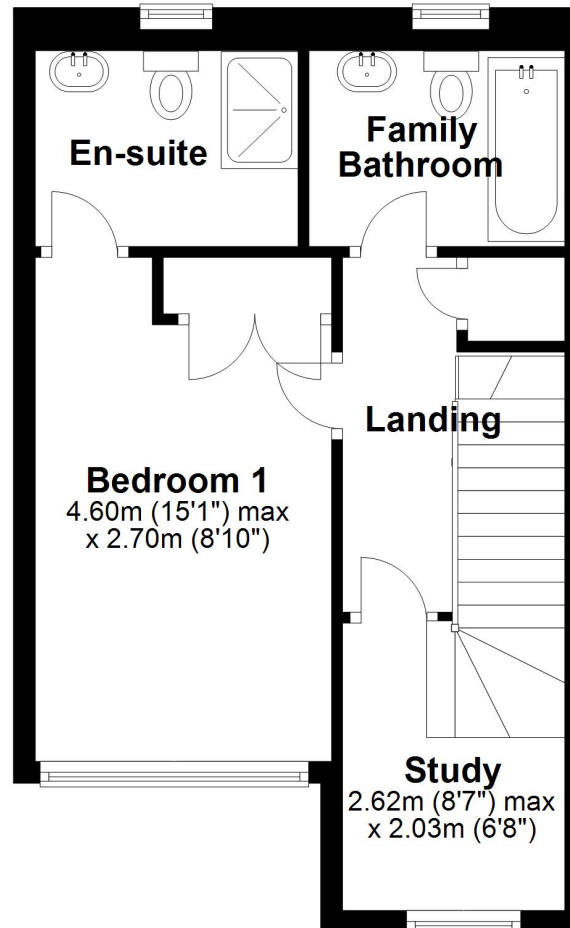
## Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



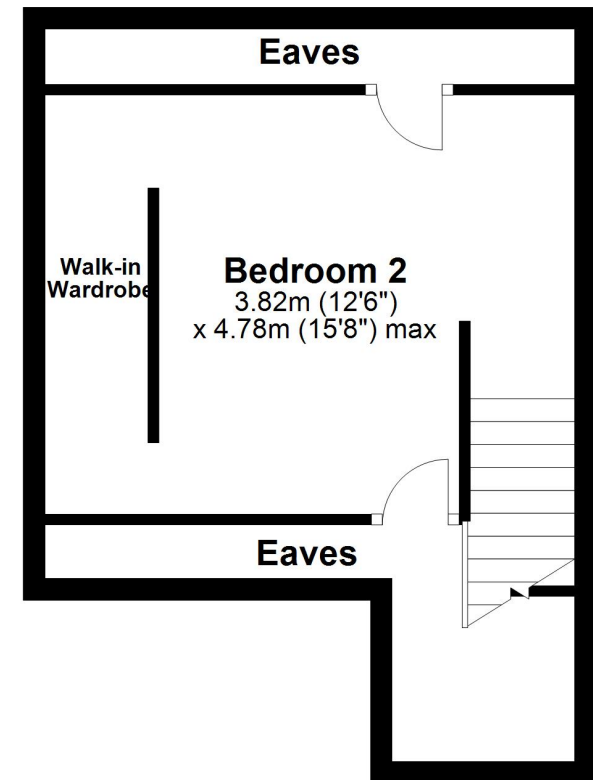
## First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



**Total area: approx. 97.0 sq. metres (1043.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.



