



25 Sedge Smith Way, Wantage OX12 8GL
Oxfordshire, £330,000

Waymark

Sedge Smith Way, Wantage OX12 8GL

Oxfordshire
Freehold

Larger Than Average Two Bedroom Property | Impressive & Spacious Accommodation Throughout | Stunning Kitchen/Dining Room & Bright Living Room | Two Large Double Bedrooms | Ensuite & Walk-In Dressing Area To The Master | Enclosed Rear Garden & Two Allocated Parking Spaces | Exceptionally Well Maintained By The Current Owner | No Onward Chain - Viewing Highly Advised!

Description
Offered for sale with no onward chain is this immaculately presented and larger than average two bedroom property situated in the popular Market Town of Wantage. Having been exceptionally well maintained by the current owner, the property should be viewed internally to fully appreciate all the property has to offer.

Offering well balanced and spacious accommodation, the property briefly comprises on the ground floor of entrance hall, cloakroom, living room and stunning kitchen/dining room with 'French' doors onto the lovely garden. The first floor consists of landing, family bathroom and two large double bedrooms. The master bedroom is located to the rear and benefits from an ensuite and walk-in dressing area whilst the second bedroom benefits from a large over stairs cupboard and useful recess providing ample space for additional furniture.

Externally there is an enclosed rear garden which includes a patio area with remainder laid to lawn along with a paved path leading to the side pedestrian access. To the front you will find the two allocated parking spaces directly in front of the property.

Furthermore, the property is conveniently situated close to local amenities, bus routes, schooling and just a short walk into the town.

Material Information: The owner currently owns a 50% share of the property. The remainder of the share will be stair cased through the legal process and the freehold will be transferred once the purchase has completed. The property is connected to mains water, electricity and drainage and there is uPVC double

glazing throughout. Please refer to 'Brochure 1' for further material information to include flood risk, mobile and broadband signal and more.

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



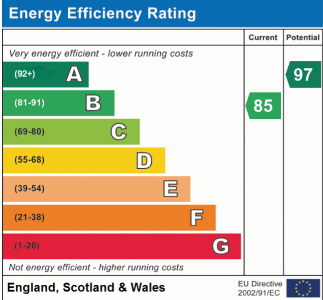


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Wantage Office

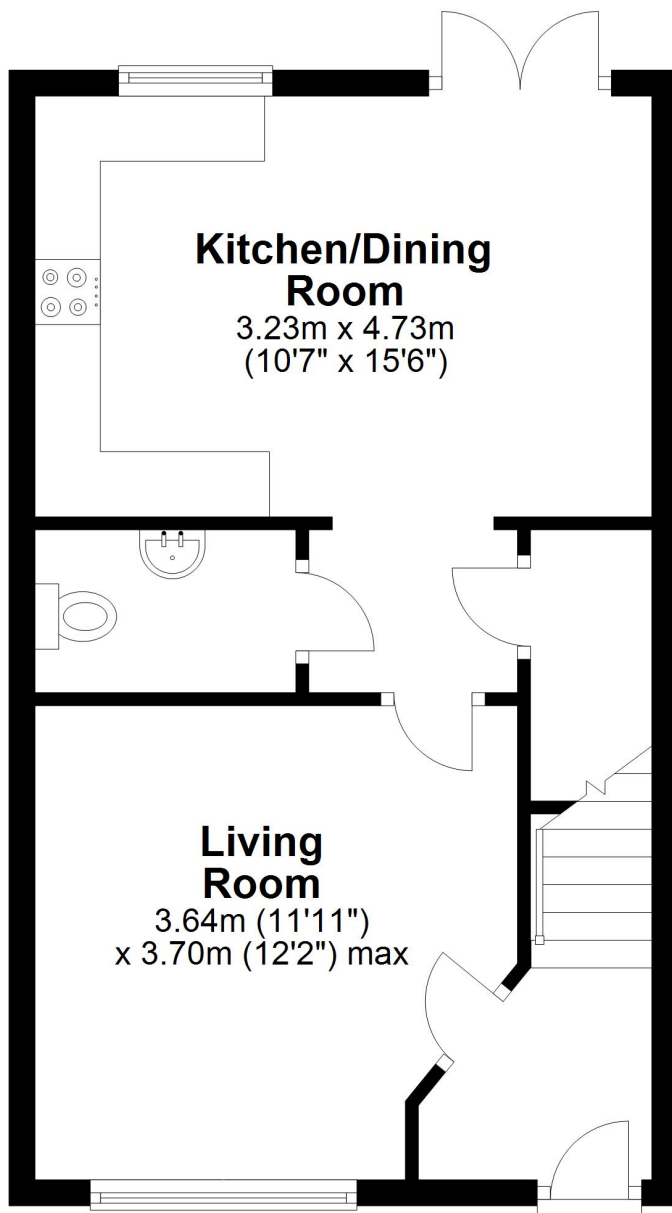
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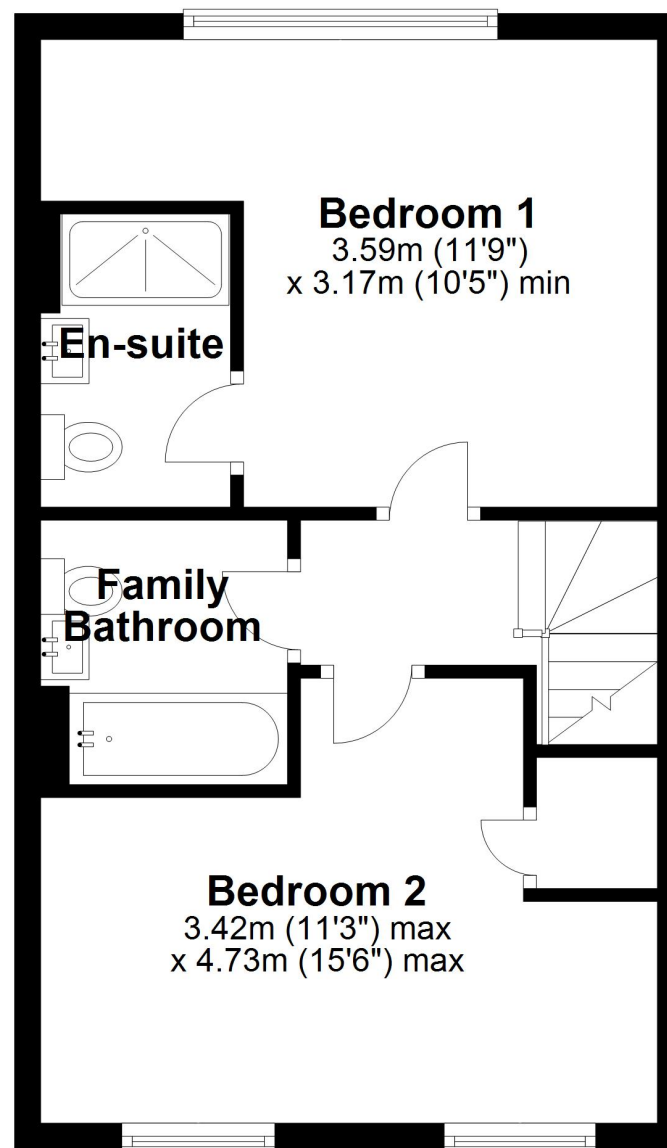
Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 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.

