



10 Wagtail Haven

Didcot, Oxfordshire, OX11 6JE

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Located within the desirable South View development, nestled on the outskirts of Brunel Rise is this well presented three bedroom detached home built to Taylor Wimpeys 'Easedale design'.

Built in 2020, this detached home offers modern accommodation to the ground floor which comprises of large entrance hall, W/C, kitchen & dining room with fully integrated appliances and a dual aspect sitting room with UPVC French doors leading to the landscaped rear garden. To the first floor are three well proportioned bedrooms, family bathroom and en-suite shower room to the largest bedrooms.

Externally; to the front is a sweeping lawn which surrounds the front and side of the property, driveway off street parking for two vehicles to the front of the detached single garage and to the rear is a landscaped walled garden with extended patio, lawn and pergola.

Under Section 21 of The Estate Agents Act we are required to disclose that the Sellers are an employee of Thomas Merrifield.





- Built in 2020 to Taylor Wimpey's Easedale design
- Amtico flooring throughout the ground floor
- Kitchen/ dining room with integrated appliances including fridge & freezer, dishwasher, washing machine, tower oven and grill
- Fully fitted blinds throughout the property
- South facing and landscaped rear garden
- Detached single garage with full power & lighting
- Cul-de-sac location
- Council Tax- D
- EPC Rating - B
- Local Authority:

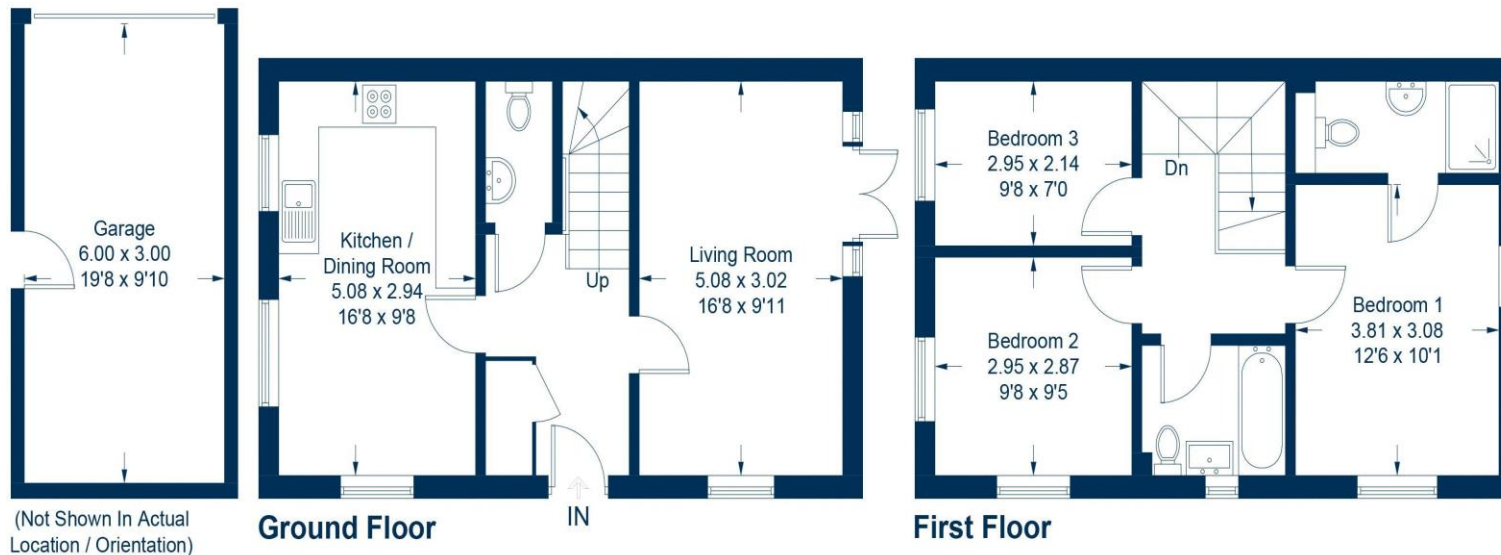
Approximate Gross Internal Area
 Ground Floor = 43.8 sq m / 471 sq ft
 First Floor = 43.5 sq m / 468 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 105.3 sq m / 1,133 sq ft



**THOMAS
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SALES LETTINGS

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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