



DOUGLAS & SIMMONS



7, Knoll Close, Letcombe Bassett
Wantage, Oxfordshire

Guide Price £265,000 Freehold

A unique opportunity to acquire an affordable semi-detached bungalow in this highly desirable down village. Situated in a quiet close coming to the market as an unfinished project with planning permission to extend the property.

- Village location • Potential to extend • Renovation opportunity • Large living room • Large potential bedroom • Wrap around gardens



LOCATION

Letcombe Bassett is a delightful downland village situated south of Wantage and benefits from a village hall, playground, and bus service. Adjacent sister village Letcombe Regis has the popular 'Court Hill Centre', which is a unique facility for exploring the nearby Ridgeway (a national trail) by walking, cycling or even horse riding as well as offering photography, teaching, catering tea rooms and accommodation. Nearby market town Wantage offers a popular weekly market and regular farmers' market as well as a comprehensive range of shopping, leisure, health and recreational facilities, schools for all ages, a regular bus service, Library, museum, a good selection of local shops, cafes, a boutique, small restaurants and public houses. Excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south. Didcot is situated to the east with a main line train Station to London (Paddington c.45 mins).

DESCRIPTION

A unique opportunity to acquire an affordable semi-detached bungalow in this highly desirable down village. Situated in a quiet close coming to the market as an unfinished project with planning permission to extend the property.

There have been some initial preparatory works internally in preparation for modernising and therefore needs substantial works. Also with the added benefit of planning permission to enlarge the property throughout providing two bedrooms with a bathroom and kitchen and sitting room when finished.

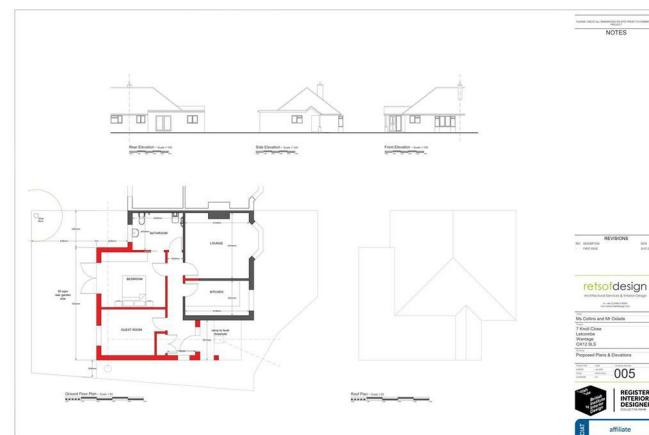
The building regulation drawings are completed and will be included in the sale. These are available to look at upon request.

The gardens wrap round three sides of the property with attractive views to the rear. There is parking available in the close whilst not allocated it is normally available.

FLOOR AREA

542.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND B

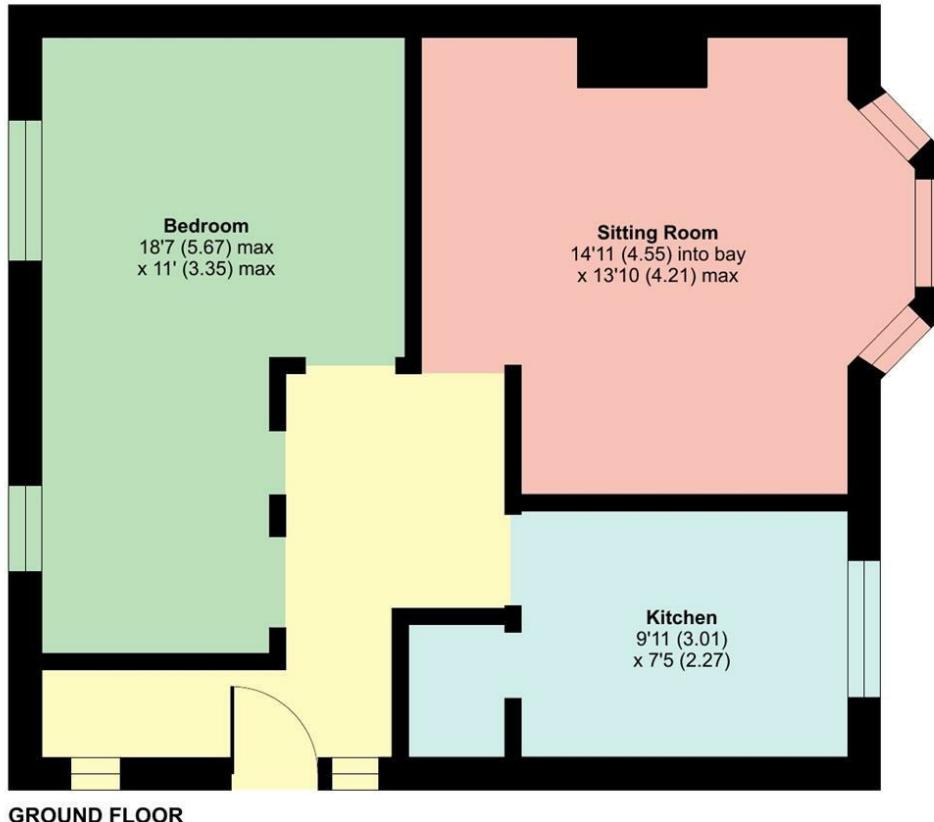




Knoll Close, Wantage, OX12 9LS

Approximate Area = 542 sq ft / 50.3 sq m

For identification only - Not to scale



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9LS

what3words://darkens.redeeming.imperious

Other Material Information

- Ofcom mobile check shows EE, Three and Vodafone have good availability outside, while O2 is variable.
- Ofcom broadband shows this property has standard and superfast broadband available
- The Government portal highlights this area as low flood risk
- We are unaware of any planning permissions in the surrounding area that could negatively affect the property

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD 01.26**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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