



17 Herman Close, East Hanney  
Fixed Price £126,000

Waymark

## 17 Herman Close

East Hanney, Wantage

\*Offered for sale at 40% share\* Built to a popular design and situated within a lovely development enjoying a pleasant outlook, this home offers an excellent opportunity for a range of buyers. Internal viewing is highly recommended to fully appreciate the space, layout, and overall appeal of the accommodation.

The property briefly comprises of an entrance hall with a convenient cloakroom, contemporary kitchen and a spacious living/dining room enhanced by a large window and French doors that flood the room with natural light and lead onto the private garden. Upstairs, the home features two generous double bedrooms, each benefitting from built-in storage and plenty of room for additional furniture. The modern family bathroom serves these bedrooms.

Externally, the property boasts a large rear garden for a home of this type, providing an excellent outdoor space for children to play, gardening or summer entertaining. The garden is mainly laid to lawn, with a patio area perfect for alfresco dining or relaxing in the warmer months. Mature shrubs and fencing offer privacy and a sense of seclusion. To the side of the property, a private driveway provides off road parking for two to three vehicles.



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The property is situated within a lovely development, surrounded by well maintained communal areas and enjoying a pleasant outlook over a green space. This combination of generous outside space and convenient parking makes the home both practical and inviting, offering a wonderful opportunity for comfortable family living.

Material Information - The property is leasehold, connected to mains water, gas, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

The lease Term is 125 years from and including 1 January 2020 with 120 remaining. The service charge is £74.36 per month along with a rent of £477.03 per month. The rent is subject to a yearly review every April.



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East Hanney is a thriving village with amenities including a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 40% Shared Ownership
- A Well Presented Two Bedroom Semi-Detached Family Home
- Modern Kitchen & Spacious Living/Dining Room
- Two Generous Double Bedrooms Both With Built-In Storage
- Large Garden For Property of This Type
- Driveway To The Side of The Home For 2/3 Cars
- No Onward Chain
- Lovely Development With Pleasant Outlook

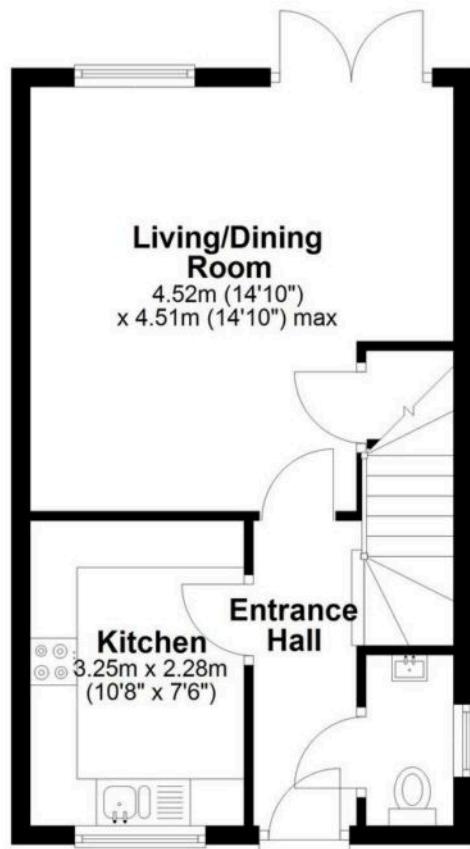






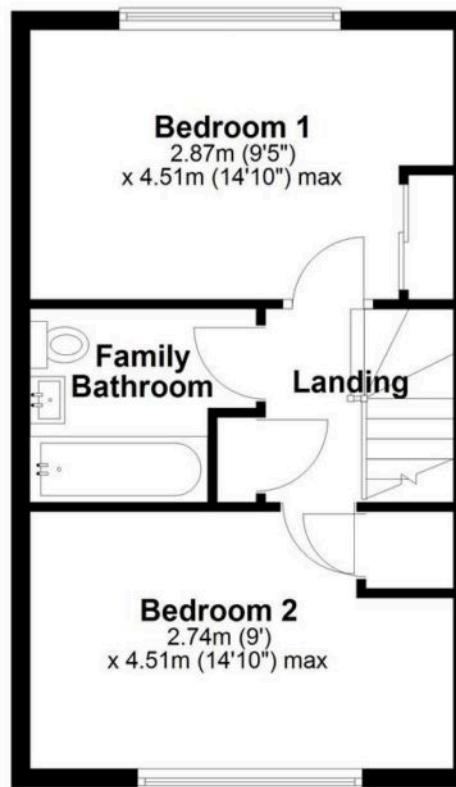
## Ground Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

# Waymark Wantage

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