



SHARED OWNERSHIP
£199,950 – 70% SHARE
6 Brett Linley Gardens
Didcot, OX11 6BR



SHARED OWNERSHIP - 70% SHARE - An exceptional two double bedroom end terrace property situated in this quiet part of the Great Western Park development with superb kitchen/diner, driveway parking for two cars, and downstairs cloakroom. The property has a good size garden, is very well presented throughout, and the price advertised acquires a 70% share as part of the shared ownership scheme. 100% is available by separate negotiation and viewings are highly recommended.

- 70% SHARED OWNERSHIP.
 - Two double bedrooms.
 - End terrace.
 - Driveway parking for two cars.
- Downstairs cloakroom.
 - Excellent kitchen/diner.
 - Quiet part of the GWP.
 - Very well-presented.

DESCRIPTION.

The accommodation comprises entrance hall, lounge, larger than average kitchen diner with integrated appliances, and cloakroom. On the first floor there are two double bedrooms and a very modern bathroom. To the side of the property there is driveway parking for two cars, whilst to the rear there is predominantly lawned good size garden with side access. The property is presented exceptionally well throughout and to be fully appreciated; must be viewed. The listed price is for 70% on the shared ownership scheme but 100% is available by separate negotiation.

LOCATION

Great Western Park development, set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approx. 45 minutes.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		97
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





This floor plan illustration is only an approximation of measurements, existing structures and features, and is provided for convenience and visual reference only. While every effort toward accuracy was made, SPS nor its agents or employees can be held liable about the information presented in this floor plan sketch. The buyer should always confirm measurements, using their own sources prior to purchasing/renting as this floor plan is only approximate. Copyright SPS. For illustration only. Copied Plan



Shared Ownership
£199,950 – 70% SHARE
6 Brett Linley Gardens
Didcot, OX11 6BR



6 Foxhall Road
Didcot
OX11 7AA

01235 816222
sales@churchrobinson.co.uk
www.churchrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays Us a referral fee averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £300 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

