



## 7 WOODPECKER WAY

DIDCOT, OX11 6ER

£1,450 PCM

A beautifully presented two bedroom home situated on the popular Great Western Park development in Didcot, offering excellent access to local amenities, transport and schooling.

The accommodation comprises a master bedroom with en-suite shower room, a second double bedroom and a contemporary family bathroom. The property has been freshly decorated and modernised throughout and benefits from allocated parking for residents.

### Tenant Fees

A holding fee equivalent to one weeks rent. This is refunded 7 days after the tenancy start date unless the tenant wishes for it to be deducted from the first months rent.

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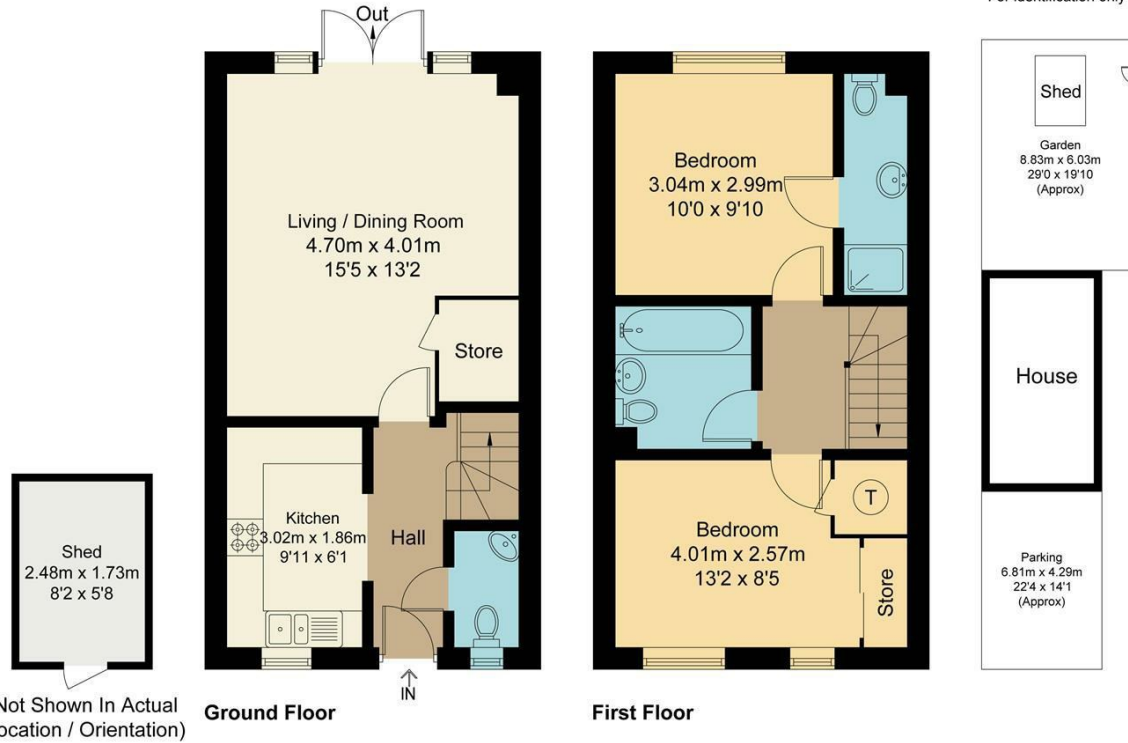
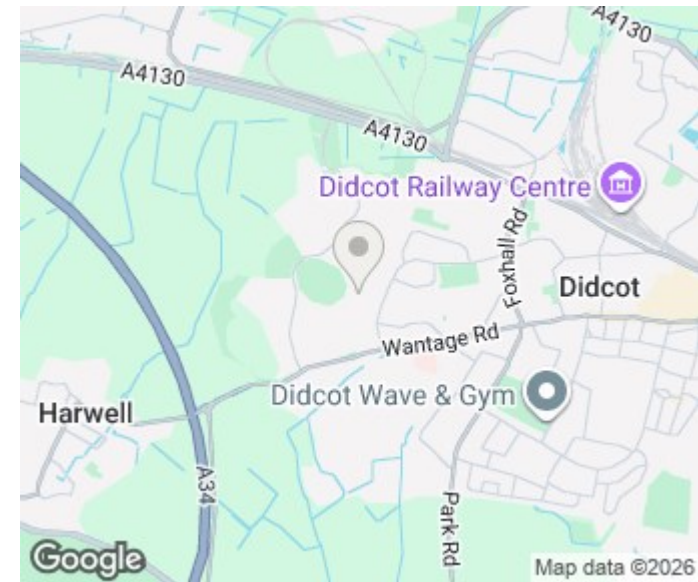
## Woodpecker Way, OX11

Approximate Gross Internal Area = 63.10 sq m / 679 sq ft

Shed = 4.30 sq m / 46 sq ft

Total = 67.40 sq m / 725 sq ft

For identification only - Not to scale



Not to scale, for illustration and layout purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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