

Hayday Close, Yarnton, OX5 1FS £206,250 Leasehold THOMAS Merrifield





## The Property

Built approximately 11 years ago is this 3 bedroom semidetached house situated in a tucked away location forming part of this modern development. This ideal family home offers an affordable opportunity to purchase a 55% Share and is well presented overall. The property comprises Entrance Hall, Cloakroom, Living Room with doors leading to the garden and Kitchen with aspect to the front. Upstairs there are 3 good sized Bedrooms and a family Bathroom. Outside there is a small Garden to the rear and 2 parking spaces. The property is complimented by electric air source heat pump and double glazing.

Additional information to note:

- All mains services are connected (except Gas)
- Leasehold, 88 years remain
- No Ground Rent
- Monthly Rent: £427.72 per month
- Service Charge: £71.52 per month
- House income minimum £54,000, Maximum £80,000
- OFCOM checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms limited voice and data for EE, Three, with limited voice but no data for O2 and no voice or data with Vodafone indoors. With likely voice and data with all networks outdoors.
- Gov.uk website confirms that there is a medium risk of surface flooding meaning a 1%-3.3% chance.

Council Tax Band: D EPC Rating: C





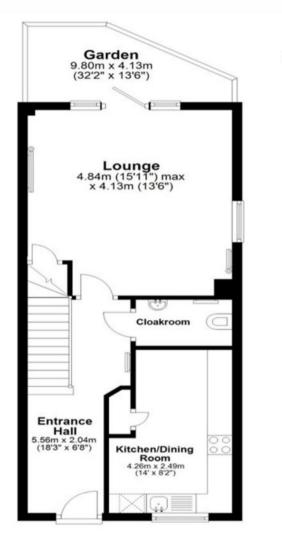
# **Key Features**

- Shared Ownership
- Semi-Detached
- 3 Bedrooms
- Tucked Away Location
- Cloakroom
- Kitchen and Bathroom
- 2 Parking Spaces
- Air Source Pump Heating
- Popular Location
- Viewing Recommended

### The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.









Total area; approx. 85.90 sq. metres (924.61 sq. feet)

Whilst every strongs has been made to means the accuracy of the floor plans, measurements of doors, vaindows and rooms are approximate and no negaciability is taken for any exec, unission or unis-statement. The plans are foreign-executive purposes only as defined by ECC Code of Measuring Fraction and should be used as each by any prospective pumbasser/ teams. The services, systems and appliances lated in this specification have not been tested by Cliver Emmalls and no guarantee as to their operating ability or their efficiency can be given. Copyright. Cliver Emmalls Data Fragassack—Out 2023.

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