



36 Hayday Close, Yarnton, OX5 1FS

£198,000 Leasehold

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The Property

Built approximately 11 years ago is this 3 bedroom semi-detached 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. 85.90sq. metres (924.61 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of floor, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Remalls or any representative of Oliver Remalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Remalls Date Prepared - Oct 2023

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