



30 Dashwood Avenue, Yarnton, OX5 1NH
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built in the 1950's is this 2 bedroom detached bay window bungalow situated in a quiet road which forms part of the popular village located between Oxford and Woodstock. The bungalow comprises of entrance hall, bay window, sitting room, kitchen, conservatory, 2 bedrooms, bathroom, garden, garage and driveway parking to front. The property is complimented by gas heating to radiators, double glazing and provides no upper chain where viewing is strongly recommended.

Additional information to note:

- All mains services are connected.
- The garage roof is corrugated asbestos sheeting.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that mobile voice and data is limited.

Council Tax Band: D

EPC Rating: D





Key Features

- Detached Bungalow
- 2 Bedrooms
- Bay Window Lounge
- Kitchen
- Bathroom
- Conservatory
- Detached Garage
- Manageable Garden
- No Chain
- Viewing Recommended

The Location

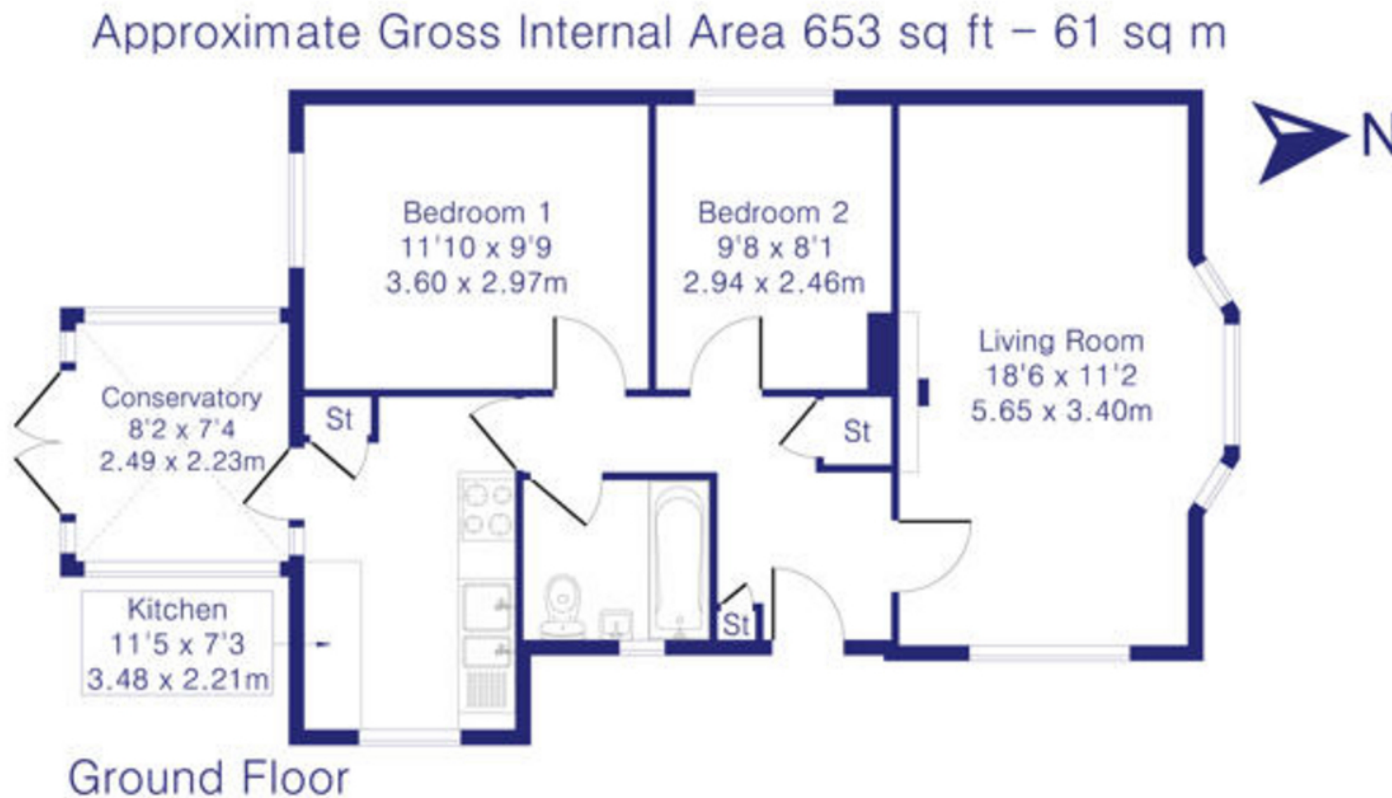
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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