



46 Exeter Road, Kidlington, OX5 2DZ

Offers In Excess Of £360,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A 3 bedroom semi-detached house situated in a sought after location within walking distance to village High Street. The property offers scope for improvement and enjoys an enclosed rear garden.

Additional information to note:

- All mains services are connected.
  - Medium risk of surface flooding.
  - OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
  - Mobile:
- Indoor - Voice and data likely.  
 Outdoor - Voice and data likely.
- Garage roof is asbestos.

EPC Rating: C

Council Tax Band: D







## Key Features

- 3 Bedrooms
- Sitting Room/Dining Room
- Gas Central Heating
- Double Glazing
- Garage (Power & Light)
- Enclosed Garden
- Walking Distance of Village High Street
- Sought After Area
- End of Chain

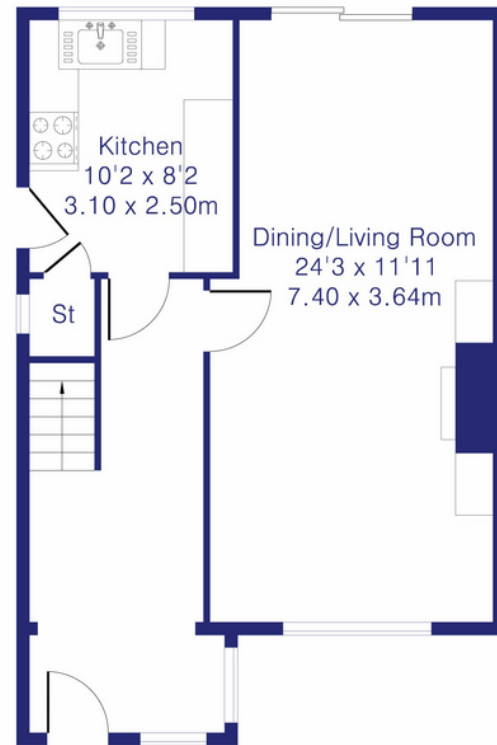
## The Location

Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.

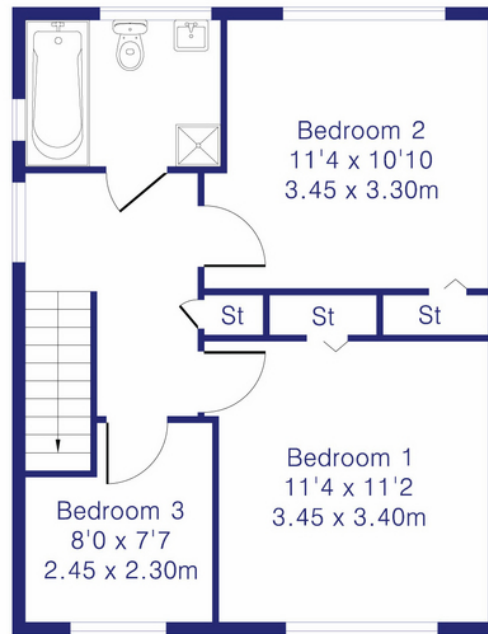
Approximate Gross Internal Area 943 sq ft – 87 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 454 sq ft – 42 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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