



6 Exeter Road, Kidlington, OX5 2DY

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within easy reach of Kidlington village centre a good sized three bedroom semi detached home with a good sized garden and being sold with no onward chain.

Accommodation comprises entrance hall, living room/dining room, kitchen and conservatory. On the first floor there are three bedrooms and family bathroom.

Drive way parking to front with gated access to the side. Garage.

A great sized rear garden facing south westerly.

The property is located within easy reach of Kidlington village centre which offers a range of shops and bus stops.

No onward chain.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2 and Vodafone.
- According to OFCOM checker indoor voice and data is likely with O2 & Three, EE and Vodafone.

Council Tax Band: D

EPC Rating: C





Key Features

- Semi detached
- Three Bedrooms
- Living room
- Dining room
- Kitchen
- Conservatory
- Bathroom
- Garage with driveway parking
- Gardens
- Close to village center

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 1110 sq ft - 103 sq m

Ground Floor Area 565 sq ft – 53 sq m

First Floor Area 423 sq ft – 39 sq m

Garage Area 122 sq ft – 11 sq m



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.



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.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

