



67 Exeter Road, Kidlington, OX5 2DZ
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive bay window 3 bedroom semi-detached family house located in a popular road close to local schooling and the village High Street. The property offers a modern kitchen, modern bathroom, gas heating to radiators and double glazing and also benefits from being end of chain. The house comprises, storm porch, entrance hall, bay window lounge, kitchen/diner, 3 bedrooms, bathroom, garden, garage and parking.

Additional information to note:-

- All mains services are connected.
- OFCOM checker confirms standard to ultrafast broadband is available.
- OFCOM checker confirms good in-home and outdoor mobile reception.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Council Tax Band: D

EPC Rating: C



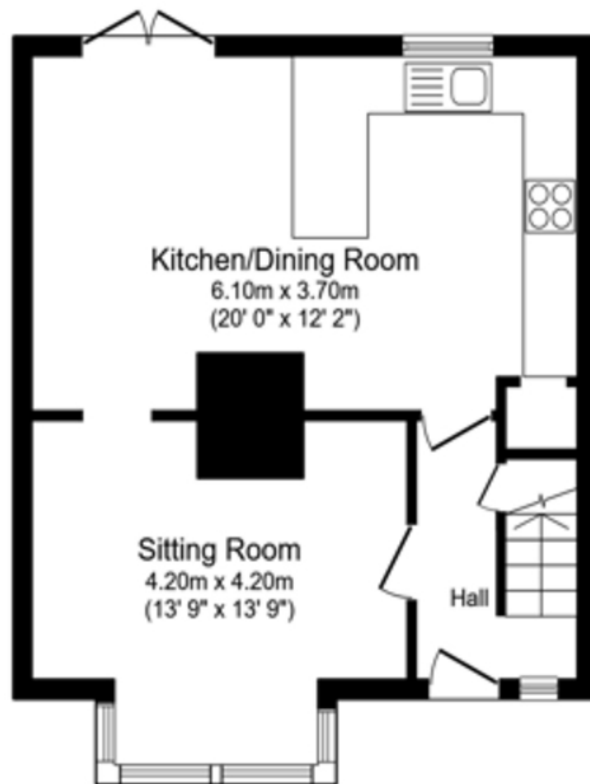


Key Features

- Bay Window Semi-Detached
- 3 Bedrooms
- Modern Kitchen
- Modern Bathroom
- Close to High Street
- Single Garage
- Gas Heating
- Double Glazing
- Popular Location
- No Upper Chain

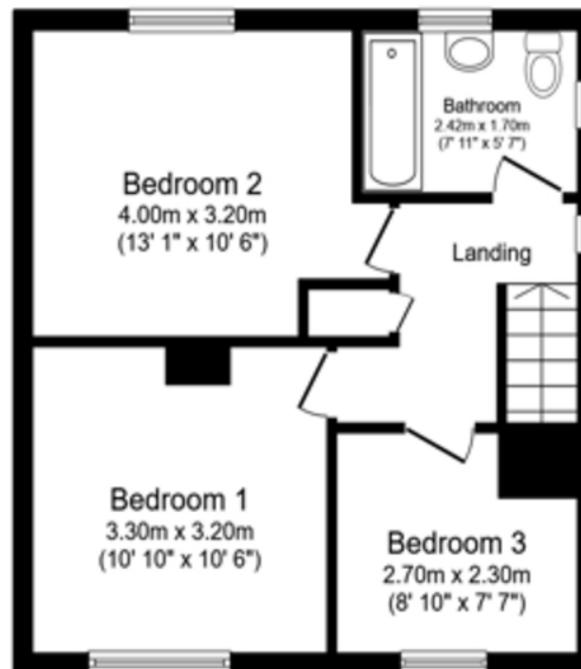
The Location

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.



Ground Floor

Floor area 41.7 sq.m. (449 sq.ft.)



First Floor

Floor area 39.6 sq.m. (427 sq.ft.)

Total floor area: 81.3 sq.m. (875 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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