



9 Exeter Road, Kidlington, OX5 2DY  
£350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended 3 bedrooms semi-detached family home requiring extensive modernisation and improvements throughout. The property is located in a popular road within easy access to the village High Street. and local schooling.

The property comprises: Storm Porch, entrance hall, bay window lounge, kitchen/diner, rear lobby, cloakroom, 3 bedrooms and a family bathroom. Outside there is a large garden in need of cultivation and driveway parking to the side for several vehicles.

Additional information to note:

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



EPC Rating: G

Council Tax Band: D



## Key Features

- Bay Window Semi-Detached
- 3 Bedrooms
- Extended Ground Floor
- Large Garden
- Driveway Parking
- Popular Location
- Access to High Street
- No Chain
- Extensive Modernisation and Improvement Required

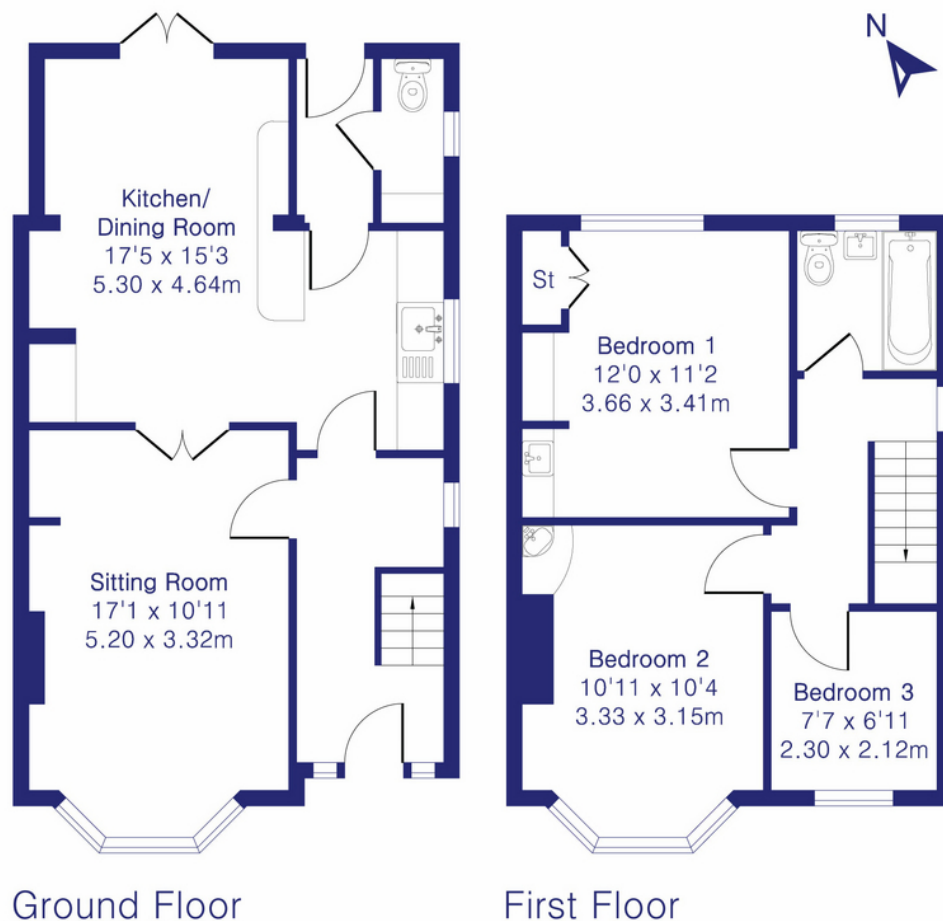
## The Location

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 951 sq ft - 88 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 419 sq ft – 39 sq m



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

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

