



34 Ock Street, Abingdon OX14 5BZ



Description and Location

An attractive 3 bedroom town house in the centre of Abingdon. The property is situated close to local amenities such as pubs, restaurants, supermarkets and the town centre with lovely walks along the River Thames close by. Abingdon is 5.5 miles south of Oxford and 5 miles north of Didcot, which has fast trains to London Paddington and Oxford. The A34 is easily accessible, linking to the M4 & M40.

Directions

From the town centre follow the High Street then continue onto Ock Street where the property can be found on the left hand side opposite Abingdon Baptist Church.

Accommodation

Ground Floor:

Wooden door to entrance hall leading into living room, which provides access to the dining room and kitchen. Stairs leading to first floor. There is also access to the garden.

First Floor:

Large Master bedroom, with built-in wardrobe, to the front of the property and a recently refurbished, family bathroom, to the rear. Stairs to second floor.

Second Floor:

Two further double bedrooms with a built in wardrobe in Bedroom 3.

Garden:

Small garden to rear with two garden sheds. Please note there is no parking with the property.

Services

Mains electricity, gas, water and sewerage services are connected to the property. Telephone connection is available subject to British Telecom Regulations with all costs being the responsibility of the Tenant. Mobile phone signal is considered good but we recommend you check with your individual provider. Payments of all outgoings are the responsibility of the Tenant.

Furnishing

To be let unfurnished with floor coverings only. A photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the tenant.

Council Tax

Vale of White Horse District Council
Council Tax—Band C. 2024/2025: £2,133.07

Availability & Viewing

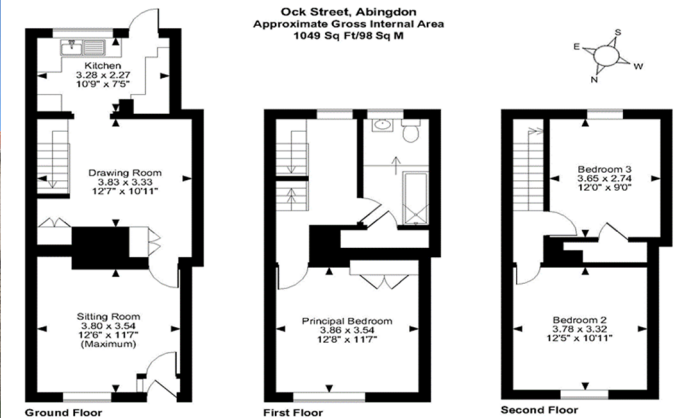
The property is available from 1st October 2024.
Viewings by appointment with Adkin only. Telephone: 01235 862888 Email: mail@adkin.co.uk

Information for Tenants

No smokers permitted. Pets considered. Payment of all outgoings are the responsibility of the tenant.

Costs

Rent: £1,100 pcm Deposit: £1,269.23



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



Adkin for themselves, and the Vendors/Lessor of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor/Lessor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor/Lessor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: September 2024 Photographs taken: September 2024 File Reference: SPA/CH-117(a)

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