



12 Tollgate Road

CULHAM, ABINGDON, OXFORDSHIRE OX14 4NL

BROWN & CO

DESCRIPTION

This property is a semi-detached 3 bed house located in the village of Culham. The village offers easy access to the nearby town of Abingdon (approximately 2 miles) where a range of services can be found. The A34 (approximately 4 miles) provides access to Oxford (approximately 11 miles) and the M4 and M40 motorways.

DIRECTIONS

Leave Abingdon on the A415 towards Culham. At the traffic lights take the right hand turn onto Tollgate Road. The property is located on the right hand side by the junction to the High Street.

ACCOMODATION- GROUND FLOOR

Front door leading into the **Sitting Room** (max: 3.59m x 5.78m) which includes 2 windows to the front, radiator, wood-burner, TV and phone points and stairs to the first floor. Continuing through the sitting room into the **Kitchen**. Kitchen (max: 5.50m x 3.40m) is fitted with ceramic floor tiles, base and wall units, single drainer stainless steel sink, oven and extractor fan, French doors to the rear, windows to the side and back and a door to the **Utility Room**. The Utility Room (max: 2.20m x 1.86m) has a single drainer stainless steel sink and

plumbing for white goods, radiator and worktop surfaces. Doors to downstairs W.C (1.18m x 0.83m) and rear garden.

FIRST FLOOR

Bedroom 1 (4.55m x 3.02m) includes a built-in wardrobe, window to the front, radiator and a TV point.

Bedroom 2 (4.07m x 2.10m) has a window to the rear, radiator and a TV point.

Bedroom 3 (2.84m x 2.11m) has a window to the rear and a radiator. All bedrooms including the landing are carpeted. The family bathroom (1.83m x 2.03m) has an electric shower over the bath, W.C, wash hand basin, window to the rear and an extractor fan. All measurements are approximate.

OUTSIDE

Garden to both the front and rear laid to lawn. Garage with the capacity for one car. Off road parking available on a shared driveway. Gravel path leading to the rear and front of the property.

RENT

£1,550pcm due monthly in advance. Available unfurnished with floor coverings & oven only. A photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant

DEPOSIT

£1,788 (the equivalent of 5 weeks rent) to be held with the Tenancy Deposit Scheme.

AVAILABILITY & TERM

The property is available from 21st August 2025 on an initial 12 month fixed term Assured Shorthold Tenancy.

SERVICES

Heating is via LPG with tank located in rear garden. Sewage is connected to mains drains. Mains electric and water.

ENERGY PERFORMANCE

The Energy Efficiency Rating is D

COUNCIL TAX

Council Tax Band C

The rate payable for 2025/26 is £2,202.28

LOCATION AUTHORITY

South Oxfordshire District Council

PAYMENTS

The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payments. Please note we will not release keys until we have received confirmation that the funds have been cleared and the tenancy is signed. Thereafter, payment of rent will be by standing order

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

VIEWING

Strictly by appointment only through the Agents, Brown & Co, Oxford 01235 862888 or oxford@brown-co.com

RIGHT TO RENT CHECKS

In accordance with the most recent Right to Rent Checks, potential tenants will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract).

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758. You can find out more details on the agent's website or by contacting the agent directly. The deposit will be held by Brown & Co within the Tenancy Deposit Scheme further details can be provided by the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

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