



Devon Way
Banbury



ROUND & JACKSON
ESTATE AGENTS



1 Devon Way

Banbury, Oxon, OX16 1UJ

£355,000

A spacious five bedroom, end terraced house which has been greatly extended and reconfigured and is located close to a wide range of amenities. Available for sale with no onward chain.

The Property

1 Devon Way, Banbury is a spacious and significantly extended five-bedroom family home which benefits from off road car parking and private rear garden which is located close to a wide range of amenities and schooling. The living accommodation is well laid out and arranged over three floors. On the ground floor there is an entrance porch, sitting room, W.C., kitchen/dining room and study/additional reception room which provides access to the single garage. On the first floor there are four bedrooms, a large bathroom and a shower room with stairs rising to the second floor which has a large master bedroom. Outside of the property to the front there is a driveway which provides off road car parking in front of the large single garage. To the rear there is an enclosed and private split-level garden with a patio seating area adjoining the house and an artificial lawn and patio area on the upper level.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

Window to the front aspect, tiled flooring and door leading to the sitting room.

Sitting Room

A spacious reception room, stairs rising to the first floor, doors to W.C., kitchen/dining room and a large window to the front aspect.

W.C.

Fitted with a combined wash basin and toilet. Tiled splashback throughout.

Kitchen/Diner

Fitted with a range of grey eye level cabinets with base units and drawers with work surfaces over, one and a half sink and draining board with tiled splashbacks. There is space and plumbing for a washing machine, dishwasher, range cooker and fridge/freezer. There is ample space for dining furniture, a window to the rear aspect, sliding doors to the rear garden and door to the study.

Study/Rear Lobby

A useful additional room with door to the garage and sliding doors to the rear garden.

First Floor Landing

Doors to all first floor accommodation and stairs rising to the second floor.

Bedroom Two

A large double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.

Bedroom Four

A small double bedroom with a window to the front aspect.

Bedroom Five

A good sized single bedroom with a window to the rear aspect.

Family Bathroom

An incredibly spacious bathroom fitted with a white suite comprising a panelled bath with a mixer shower connected, wash hand basin, W.C., heated towel rail and airing cupboard.

Shower Room

Fitted with a shower cubicle, W.C., wash hand basin and a heated towel rail.

Master Bedroom

The current owner has converted the loft to create a spacious master bedroom with two Velux style windows to the rear aspect. There is cupboard which houses the combi-boiler.

Garage

A single garage with an up and over door to the front and personal door to the rear. Power and light connected.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Take the second right hand turn into Sussex Drive and then take your fourth turn on your left in Devon Way where the property will be found immediately on your left hand side.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

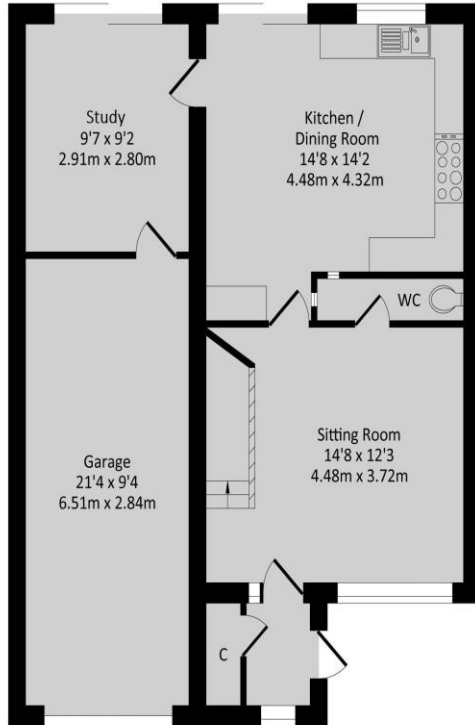
By prior arrangement with Round & Jackson

Tenure

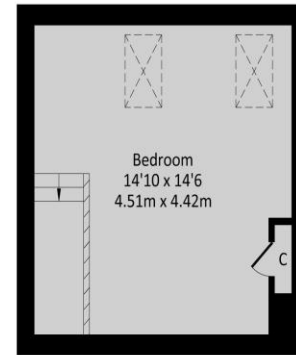
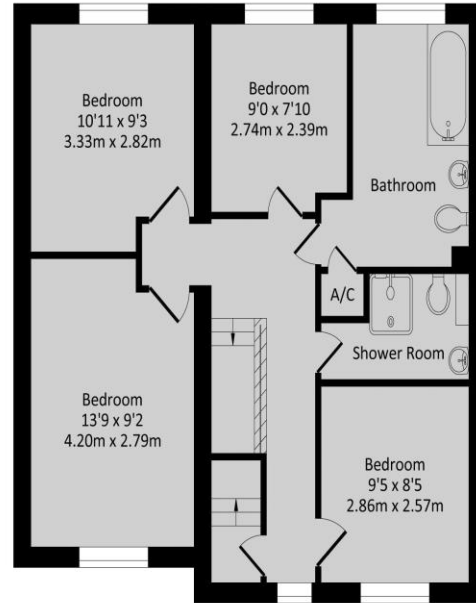
A freehold Property



Ground Floor
Approx. Floor
Area 763 Sq.Ft.
(70.90 Sq.M.)



First Floor
Approx. Floor
Area 650 Sq.Ft.
(60.40 Sq.M.)



Second Floor
Approx. Floor
Area 217 Sq.Ft.
(20.20 Sq.M.)



Total Approx. Floor Area 1630 Sq.Ft. (151.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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