

Property details approval form

3 Catsham Mill Close, Tackley, Kidlington, Oxfordshire, England, OX5 3FN

Date: 02 December 2024

Property Ref and Version: CAR103719 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£224,250

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019.

○ Key Features

- > Energy Rating: B
- > 65% Shared Ownership
- > Two Double Bedrooms
- > Cloakroom
- > Kitchen/Dining Room
- > Driveway
- > Train Station

○ Short Description

Situated in the picturesque village of Tackley is this beautifully presented two double bedroom semi detached home offered on a 65% shared ownership scheme. To property is complete with a well appointed kitchen/dining room, good sized sitting room and a driveway to the side.

○ Long Description

Offered to the market under the shared ownership scheme with a 65% equity share is this beautifully presented two double bedroom semi detached home located in the picturesque village of Tackley. Rent is £316.71 per calendar month

The accommodation is arranged over two floors. On the ground floor there is an entrance hall, cloakroom, well appointed kitchen/dining room to the front and to the rear is a sitting room over looking the garden, To the first floor is a spacious bathroom and two double bedrooms. Externally there is driveway to the side with space for two cars. To the rear is a good sized garden complete with a patio area.

The home is located 8 miles to Oxford, 3 miles for mthe market town of Woodstock and 7 miles from M40 connections. Tackley benefits form a village shop and a train station with services on the Cherwell Valley Line.

○ Directions

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Agents Note

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○ Room Description

Entrance Hall

Door to front, stairs to first floor.

Cloakroom

15' 8" x 9' 10" (4.78m x 3.00m)
Double glazed window to rear, French doors to garden.

Kitchen/ Breakfast Room

16' 1" x 8' 6" (4.90m x 2.59m)
Double glazed window to front,base units wall units,sink with drainer,boiler, work surfaces,extractor hood,

Bedroom 1

15' 8" x 9' 5" (4.78m x 2.87m)
Double glazed window to rear

Bedroom 2

15' 8" x 9' 4" (4.78m x 2.84m)
Double glazed window to front

Bathroom

Bath with shower over, Toilet, wash hand basin and extractor fan

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○ Property Images



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○ Floor Plan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

○ Approval

Signature		Date
Stephen Gardiner		
Miss M. Grandi		