

# Property details **approval form**

27 Kings Court, Carterton, Oxfordshire, England, OX18 3AX

**Date:** 06 February 2025

**Property Ref and Version:** CAR103789 - 0005

# Connells

# 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

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offers in excess of £190,000

Tenure:

## ○ Key Features

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- > Energy Rating: Exempt
- > Two Bedroom Detached Park Home
- > Close To Town Amenities
- > Ensuite To Master Bedroom
- > Modern Kitchen
- > Modern Bathroom
- > Driveway
- > Well Kept Wrap Round Garden
- > Separate Dining Area

## ○ Short Description

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An extremely rare opportunity to purchase a wonderful two bedroom detached park home which is located in the town centre of Carterton which has been kept to an exceptional standard by the current owners. Viewings on this fantastic home are highly recommended.

## ○ Long Description

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Brought to the market in the wonderful Kings Court development is this fantastic detached two bedroom park home which is exclusive to the over 50's. This is conveniently placed within walking distance to the town centre of Carterton which offers an abundance of shops and amenities.

The property accommodation is arranged across one level which is light and airy throughout it's entirety. Kings Court offers you a generous lounge space along with a dining area and modern kitchen spec. You also have a fantastic master bedroom which has been further benefited with an ensuite facility. The property also offers a really well presented family bathroom.

Externally you have a really well kept and low maintenance wrap round garden which has been well kept by the sellers. The property also provides an outbuilding which is ideal for garden tools and outdoor furniture.

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## ○ **Directions**

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## ○ **Agents Note**

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## ○ Room Description

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### Entrance Hall

Access to dining room, two bedrooms , and bathroom

### Lounge

10' x 15' 1" ( 3.05m x 4.60m )

Three double glazed windows, electric feature fire.

### Dining Room

7' 1" x 7' 1" ( 2.16m x 2.16m )

One double glazed window, access to lounge , kitchen and hallway.

### Kitchen

7' x 10' ( 2.13m x 3.05m )

Integral fridge, dishwasher, washing machine , fridge freezer , fan oven and microwave, four ring hob, extractor fan , wall and base units , one bowl with mixer tap and access to dining room , one double glaze widnow and side door.

### Bedroom 1

8' 1" x 7' 1" ( 2.46m x 2.16m )

Bed to stay , one double glazed window , access to ensuite ,integral wardrobe

### Bedroom 2

7' 1" x 8' ( 2.16m x 2.44m )

on edouble glazed window , ineegral double wardrobe and drawers , bed to stay

### Bathroom

one double glazed window, toilet , wash hand basin , mixer tap, bath with mixer tap and shower overhead and extractor fan.

### Front Garden

Steps to front door , two laid to lawns.

### Rear Garden

Garden store, small allotment , bin store, concrete shed , patio area.

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## **○ Room Description**

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## **○ Room Description**

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## ○ Property Images





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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](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Ben Perrott		
Ms E. Erandio		