



3 Old Rectory Mews, Witney OX28 4AG

1 bedroom retirement bungalow situated in the town centre, with a garden to the front, low management charges, and zero (peppercorn) ground rent, . One of only 6 properties in this small development, situated within walking distance of the town centre. The accommodation includes a hall, living/dining room, kitchen, bedroom and a bathroom, together double glazing and modern electric heating. There is a small paved south facing garden, and parking is available, with a right to park one car. This property is available for sale with no onward chain.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £185,000

www.thomasmerrifield.co.uk



3 Old Rectory Mews, Witney, Oxfordshire OX28 4AG

- Entrance Hall
- Living Room
- Kitchen
- Bedroom
- Shower Room

- Double Glazing & Electric Heating
- Parking Available - with a right to park 1 vehicle
- Walking Distance Of The Town Centre
- No Onward Chain

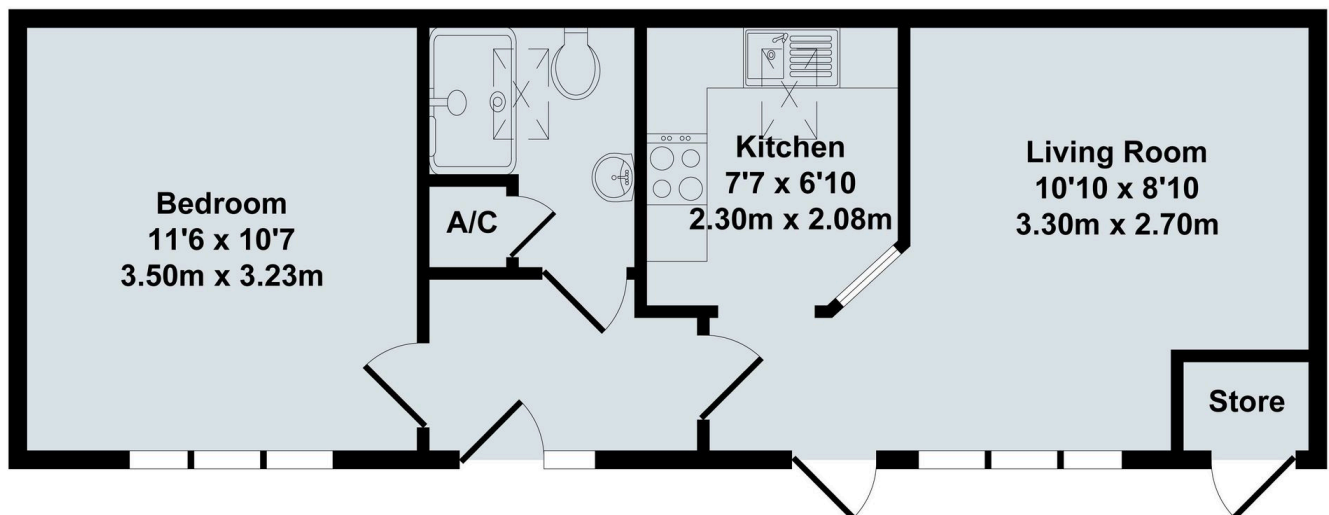
Broadband: Ultrafast is available

Mobile:

Outdoor is Likely for EE, O2, Vodafone and Three

Indoor is Limited for EE, Three and Vodafone; Likely for O2 (Voice only).

28G26



3 Old Rectory Mews

Total Approx. Floor Area 405 Sq.Ft. (37.6 Sq.M.)

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



Local Authority:

WODC Band B / EPC Rating: 39/E

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Long Leasehold - 999 years from 1st November 2001. Current (2025) Service Charge
£1433.35 per annum. Current (2025) Ground Rent - zero (peppercorn). 2026 fees to follow.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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