



**Connells**

Windmill Road  
Towersey Thame



### Property Description

Situated on the ever-popular Windmill Road, this move-in ready semi-detached home offers comfortable and practical living in the heart of the sought-after village of Towersey. This beautiful home is offered to the market with no onward chain.

The accommodation is well presented throughout and includes a recently fitted bathroom, providing a fresh, modern finish. With one bathroom and thoughtfully arranged living space, the home is ideal for first-time buyers, downsizers or those seeking a village lifestyle with excellent connectivity. Externally, the property benefits from a shared driveway, adding to the practicality of everyday living.

Towersey is a charming and well-regarded village, known for its strong sense of community and picturesque surroundings, while still offering excellent access to nearby Thame, with its array of independent shops, cafés and amenities.

Commuters will appreciate the convenient road links and access to transport connections in the area.

Families are particularly well served, with the property falling within the catchment area for the highly regarded Lord Williams's School in Thame, as well as a selection of respected surrounding primary schools, making this an excellent long-term choice.

A well-located and attractively presented home, offering village charm with town convenience close at hand.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you

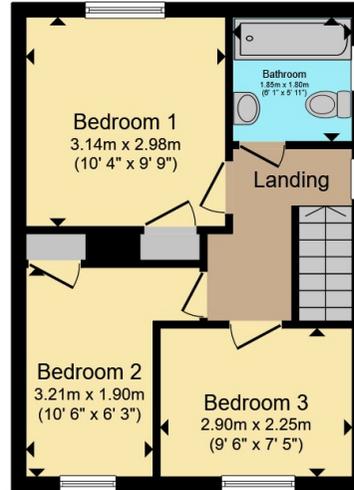
everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





**Ground Floor**



**First Floor**

Total floor area 79.2 m<sup>2</sup> (852 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01844 260000**  
**E [thame@connells.co.uk](mailto:thame@connells.co.uk)**

103 High Street  
 THAME OX9 3DZ

EPC Rating: E Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/THM307170](http://connells.co.uk/Property/THM307170)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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