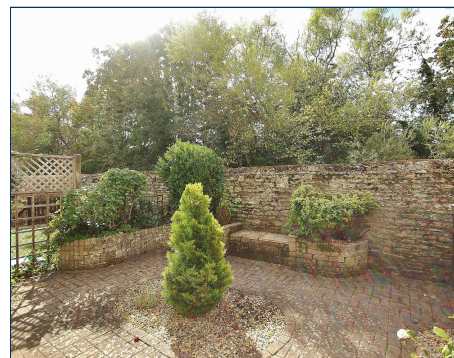




38 St Mary's Mead, Witney OX28 4EZ

An attractive 2 bedroom house on the sought after St Mary's Mead retirement complex for the over 55s. The property is quietly positioned on the edge of the development, with a south facing rear patio garden and with well presented accommodation. The living space includes an entrance hall, kitchen to the front, a large living/dining room, a conservatory and a cloakroom/utility. To the first floor there are 2 generous double bedrooms and a large bathroom. The property has double glazing and gas central heating throughout, and a garage. The development is situated close to the town centre and set in very pleasant grounds with 2 ponds and seating areas, and offers many benefits including a full-time manager, and access to the on site swimming pool. There is also a convenient and secure gated access to Farm Mill Lane, which leads to Church Green and Sainsburys.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £330,000

www.thomasmerrifield.co.uk

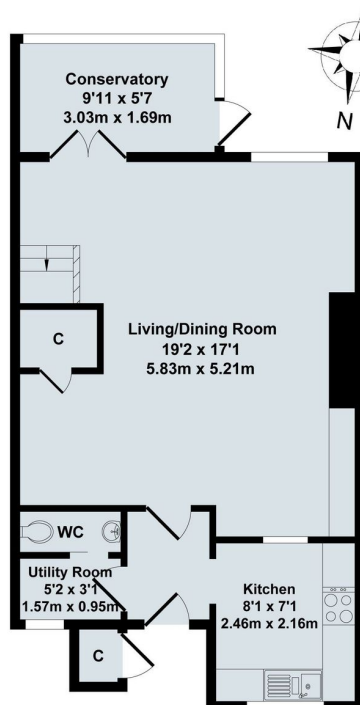


38 St Mary's Mead, Witney, Oxfordshire OX28 4EZ

- Entrance Hall
- Kitchen
- Large Living/Dining Room
- Conservatory
- Cloakroom/Utility Room
- 2 Double Bedrooms
- Large Bathroom
- South Facing Garden
- Garage
- St Mary's Mead Facilities

Directions

From Market Square Witney, proceed along Langdale Gate, turning right at the roundabout onto Witan Way. Follow this road along, turning right into St Mary's Mead. On entering St Mary's Mead the property is found at the far left hand corner, on the left hand side. 08126



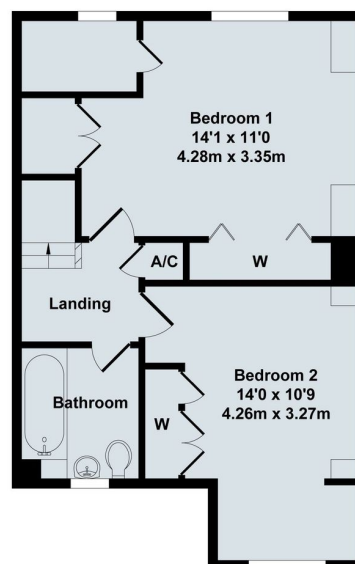
Ground Floor



38 St. Marys Mead

Total Approx. Floor Area 924 Sq.Ft. (85.80 Sq.M.)

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



First Floor

Local Authority:

WODC Tax Band E / EPC Rating: 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information - sourced via Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals: Outdoor - good for EE, O2, Vodafone & Three.

Tenure:

Leasehold - 87 years remaining.

Ground Rent: £601.74. Service Charge: £3409.95

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

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.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
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