



12 Wimborn Close
Deddington, OX15 0NA



ROUND & JACKSON
ESTATE AGENTS





A well-presented two-bedroom shared ownership home in the sought-after village of Deddington, offering a large garden and driveway parking for two vehicles.

The property

A well-presented and spacious two-bedroom mid-terrace home, pleasantly situated within the sought-after village of Deddington and available on a 50% shared ownership basis. The property offers well-proportioned accommodation throughout, together with driveway parking for two vehicles and an impressive rear garden measuring approximately 70 ft in length. On the ground floor, the accommodation comprises an entrance hallway with useful understairs storage and a separate W.C, a good-sized kitchen with space for a range of freestanding appliances, and a spacious sitting/dining room with a glazed door opening onto the rear garden. Upstairs there are two generous double bedrooms and a family bathroom. Bedroom two is particularly large and is currently divided by a stud partition to create an additional bedroom; this could easily be returned to its original layout if preferred. Outside, the rear garden is a particularly attractive feature, extending to approximately 70 ft and incorporating a paved patio, a large decked seating area with lighting, gravelled sections and a lawned garden beyond. There are two sheds and gated pedestrian access at the foot of the garden. To the front is a paved driveway providing off-road parking for two vehicles, a gravelled area and a useful external storage cupboard with power.

The property is offered on a 50% shared ownership basis with a 98-year lease. The current rent payable on the remaining share is currently £417.98 per month, which also includes ground rent and buildings insurance. GreenSquareAccord are the freeholders and ownership can be staircased to a maximum of 80%. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Entrance hallway with stairs rising to the first floor, doors leading to the ground-floor rooms and a useful understairs storage cupboard.

W.C

Fitted with a white suite comprising a W.C and wash hand basin with tiled splash backs.

Sitting/Dining Room

A good-sized sitting/dining room with ample space for a table and chairs. Window and glazed door to the rear aspect and oak-coloured wood-effect flooring.

Kitchen

A good-sized kitchen fitted with a range of cabinets with worktops over and tiled splash backs. Inset sink and drainer, space for a freestanding fridge/freezer and cooker, extractor hood, and space and plumbing for a washing machine. Window to the front aspect, wall-mounted Ideal gas-fired boiler and wood-effect flooring.

First Floor Landing

Doors leading to all first-floor rooms and a built-in cupboard housing the hot water tank with shelving. Loft hatch providing access to the roof space which is partly boarded.

Bedroom One

A double bedroom with a window to the rear aspect and a useful built-in wardrobe.

Bedroom Two

An unusually large double bedroom with two windows to the front aspect. The current owner has divided this room with a stud partition to create an additional bedroom. The partition could easily be removed to return the room to its original spacious layout.

Family Bathroom

Fitted with a white suite comprising a panelled bath, W.C and wash hand basin. Tiled splash backs, vinyl flooring, heated towel rail and window to the rear aspect.



Rear Garden

A particularly good-sized rear garden measuring approximately 70 ft in length. A paved patio adjoins the house with external power sockets, leading to a large decked seating area with lighting and gravelled sections. Gated access leads through to the lawned garden, where there are two sheds, with further gated access onto the communal pathway at the foot of the garden.

Front and Parking

To the front is a paved driveway providing off-road parking for two vehicles, together with a gravelled area adjoining the house and a canopy porch over the entrance. There is also a useful external storage cupboard which currently houses a tumble dryer and has power connected.

Situation

Deddington is a highly regarded, well served and popular village located approximately 6 miles south of Banbury. There are many amenities within the village including an excellent general store with Post Office, a variety of other shops, a library, a hotel, a variety of restaurants and public houses, a recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. Also within the village there is an Ofsted outstanding nursery and pre-school, an Ofsted good primary school and Deddington falls within the Warriner, Bloxham catchment for secondary education. Further comprehensive facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from both Banbury and Bicester.

Directions

From Banbury proceed southwards via the Oxford Road for approximately 6 miles. Upon reaching Deddington turn right at the traffic lights onto the Hempton Road. Take the fourth right hand turn into Wimborn Close and then take the first right, where the property can be found on your left hand side.

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

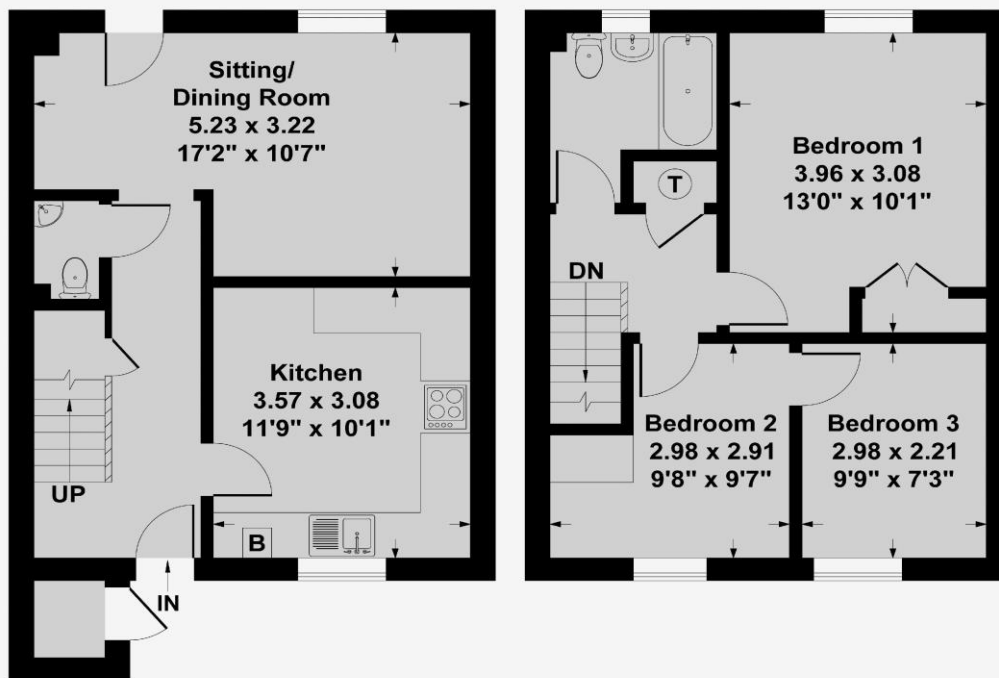
By prior arrangement with Round & Jackson.

Tenure

A leasehold property with a 124 years lease from 24/06/2000. Current lease remaining is around 98 years. The current rent payable on the remaining share is £417.98 per month, which also includes ground rent and buildings insurance. GreenSquareAccord are the freeholders and ownership can be staircased to a maximum of 80% ownership. For further information and to discuss eligibility, please contact a member of Round & Jackson's staff.

**Asking Price: 50% Shared
Ownership £152,500**





Ground Floor

First Floor

Ground Floor Approx Area = 37.41 sq m / 403 sq ft

First Floor Approx Area = 36.29 sq m / 391 sq ft

Total Area = 73.7 sq m / 794 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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