



54 The Paddocks, Yarnton, OX5 1TE

Guide Price £375,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Yarnton, a well presented three bedroom end terrace home with garage.

Accommodation comprises entrance hall, living/dining room with doors opening on to the year garden, kitchen.

On the first floor there are three bedrooms and a bathroom.

Garden to front and side. Rear garden mainly laid to lawn with patio area. Gated rear access leading to garage in block

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor with Vodafone, variable outdoor with O2, good outdoor and variable in home with Three and EE.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: C



Key Features

- 3 Bedrooms
- End of Terrace House
- Village location
- Sitting Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden
- Garage in near by block
- Viewing Recommended

The Location

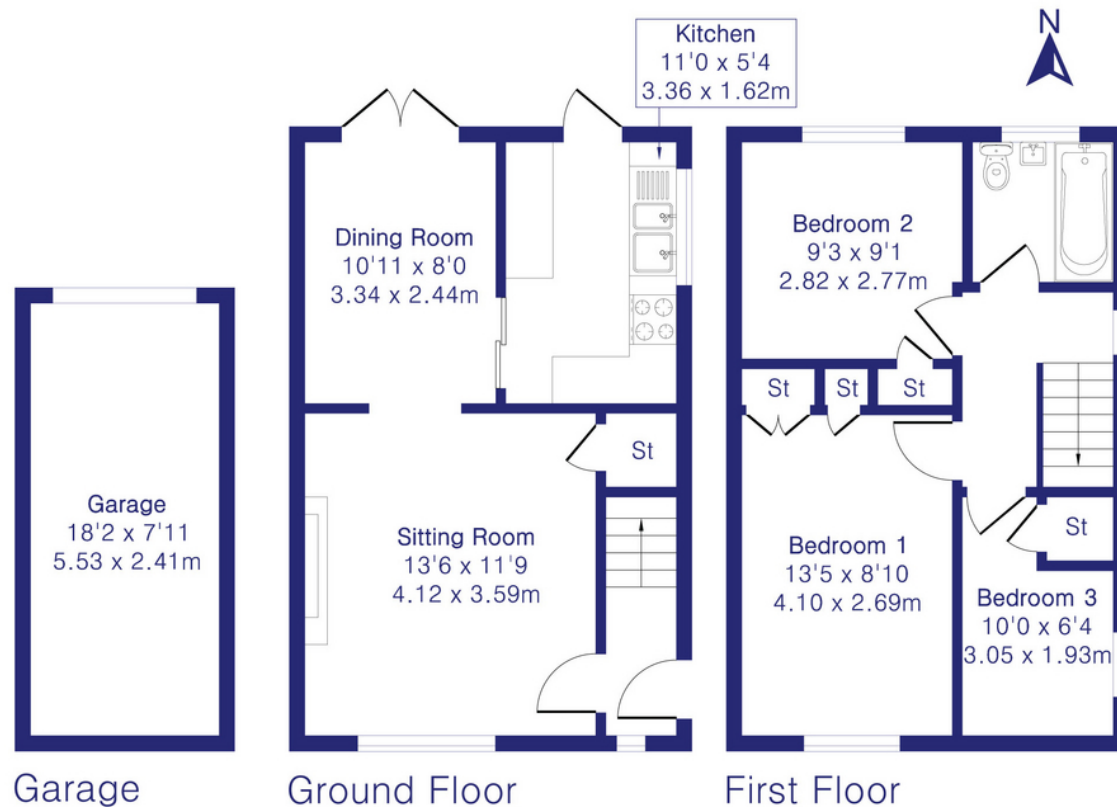
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

Approximate Gross Internal Area 776 sq ft - 72 sq m (Excluding Garage)

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 388 sq ft – 36 sq m

Garage Area 143 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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