



St. Marys Mead, Witney - OX28

Guide Price £375,000

## 20 St. Marys Mead

A modern three bedroom terraced retirement cottage enjoying a lovely setting close to the many town centre amenities and available with no onward chain. St Marys Mead offers attractive communal grounds within Witney Conservation Area, a residents lounge, indoor swimming pool and site manager.

The accommodation briefly comprises entrance hall, cloak/shower room, kitchen, a spacious sitting/dining room with feature fireplace and French doors accessing the conservatory, three first floor bedrooms and a bathroom. Gas central heating, a southerly facing small patio garden and garage close by.

Leasehold: 125 years from 1 September 1988. Service Charge approximately £3,200 per year. Ground Rent approximately £650.00 per year. Council Tax Band: E. The development is designed for those over 55.

Council Tax band: E

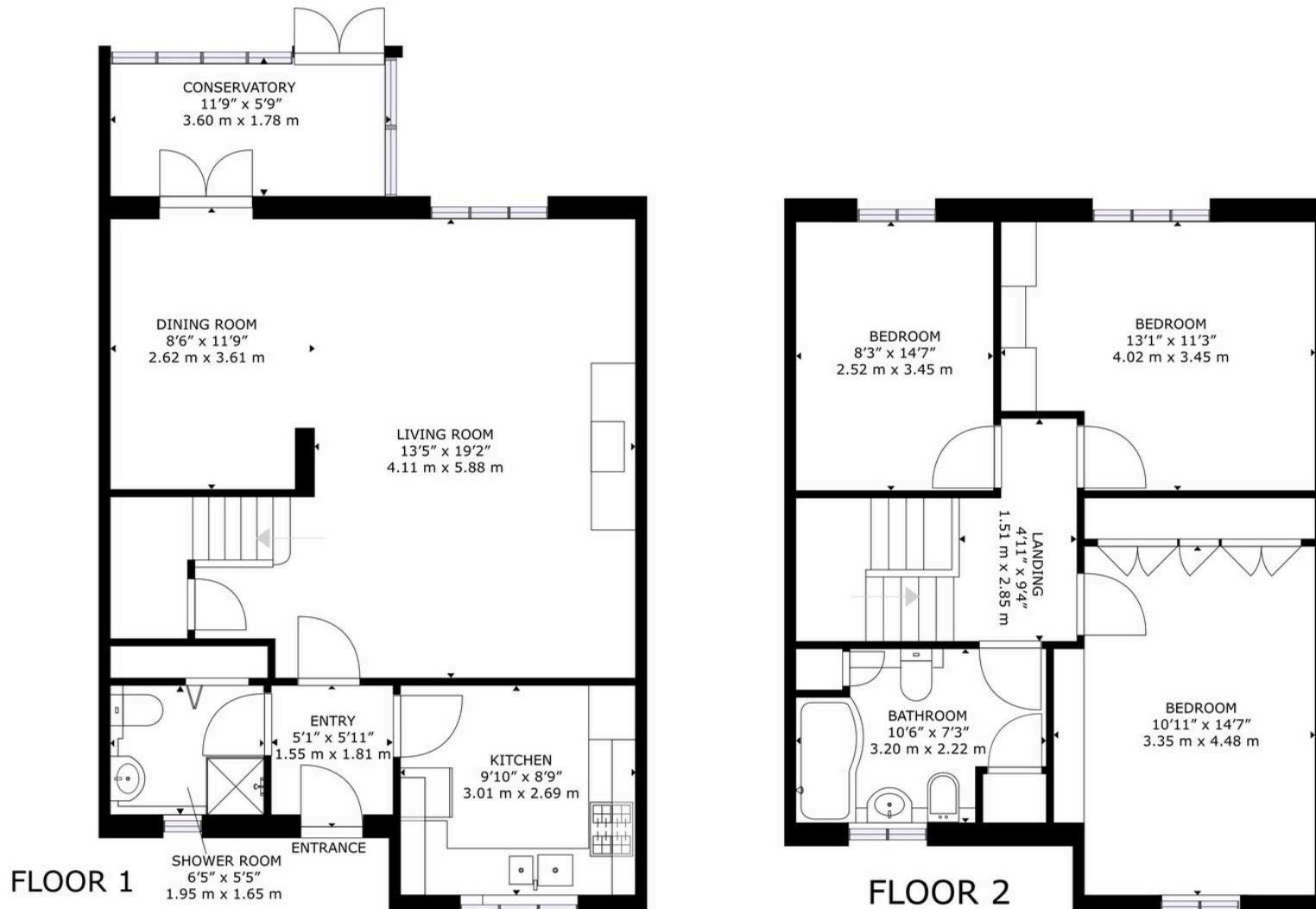
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







GROSS INTERNAL AREA  
 FLOOR 1: 581 sq.ft, 54 m<sup>2</sup>, FLOOR 2: 581 sq.ft, 54 m<sup>2</sup>  
 EXCLUDED AREAS: COVER PORCH: 65 sq.ft, 6 m<sup>2</sup>  
 TOTAL: 1162 sq.ft, 108 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Martyn Cox & Company**

6-8 Corn Street, Witney – OX28 6BL

01993 779020 • [property@martyncox.com](mailto:property@martyncox.com) • [www.martyncox.com](http://www.martyncox.com)



These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.