



12 Tyrell Close, Stanford In The Vale

In Excess of £160,000

Waymark

12 Tyrell Close

Stanford In The Vale

A fantastic opportunity to purchase this beautiful, light and spacious one-bedroom ground-floor maisonette, situated in the popular village of Stanford in the Vale, Oxfordshire. The property is conveniently located within a short walk of the High Street and a range of local amenities, including a shop/post office, café and the popular Horse & Jockey public house.

The property is immaculately presented throughout and offers well-proportioned accommodation comprising an entrance porch, light and airy open-plan sitting/dining room, modern fitted kitchen, modern bathroom with shower over bath, and a spacious double bedroom.

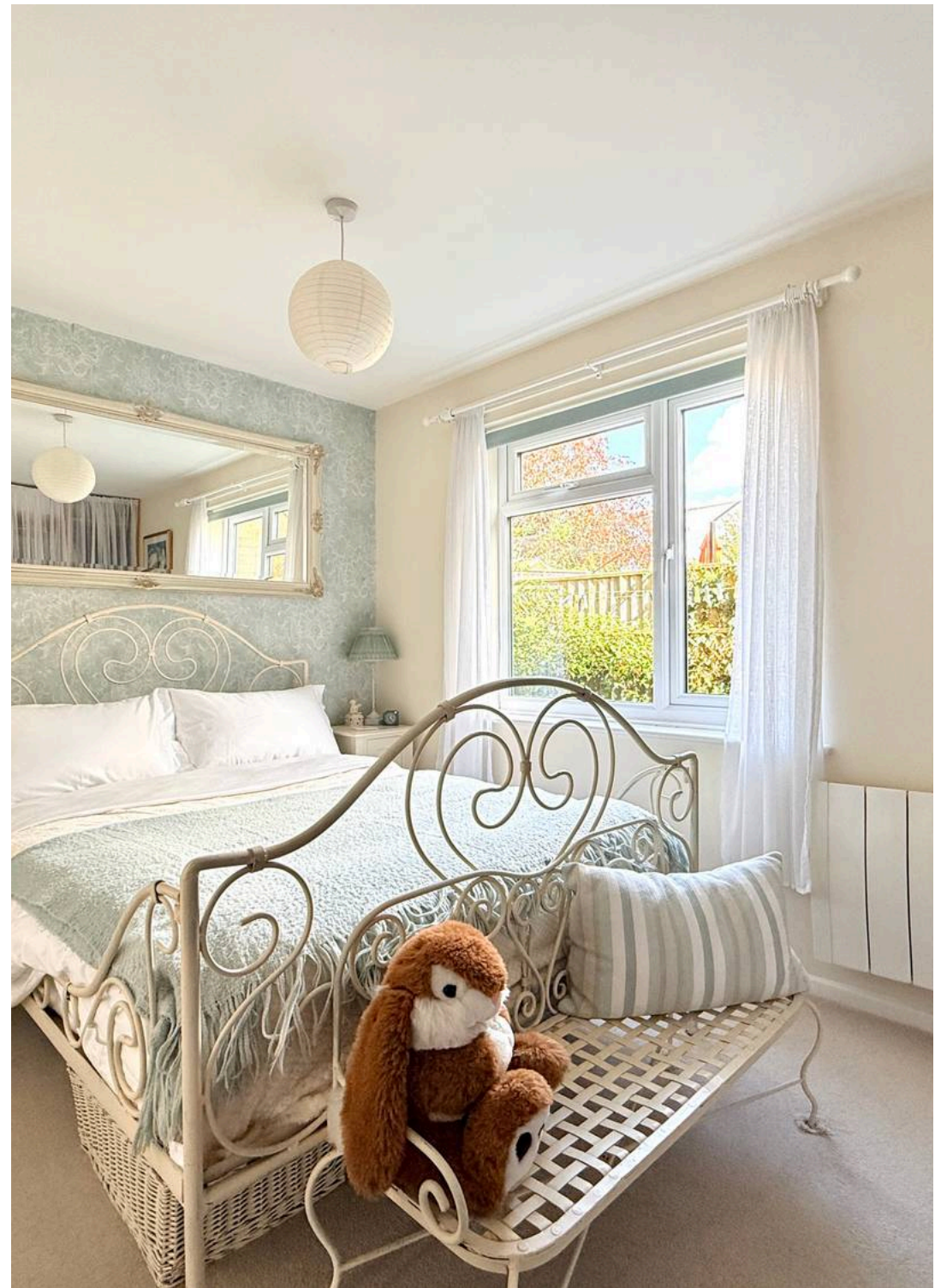
Externally, the property benefits from an allocated parking space within a private car park, conveniently located close to the property. The property also benefits from an enclosed front garden, which is mainly laid to lawn and complemented by raised flower beds, established shrubs and hedging.

The property is offered leasehold, with the original 100-year lease commencing in 2015, leaving approximately 89 years remaining. The ground rent is approximately £300 per annum, with no service or management charges. The property is connected to mains electricity, water and drainage, with electric radiators providing heating and modern UPVC double-glazed windows throughout.

An internal viewing is highly recommended to fully appreciate the excellent presentation, spacious accommodation and convenient village location this property has to offer.

Council Tax band: B

Tenure: Leasehold





12 Tyrell Close

Stanford In The Vale, Faringdon

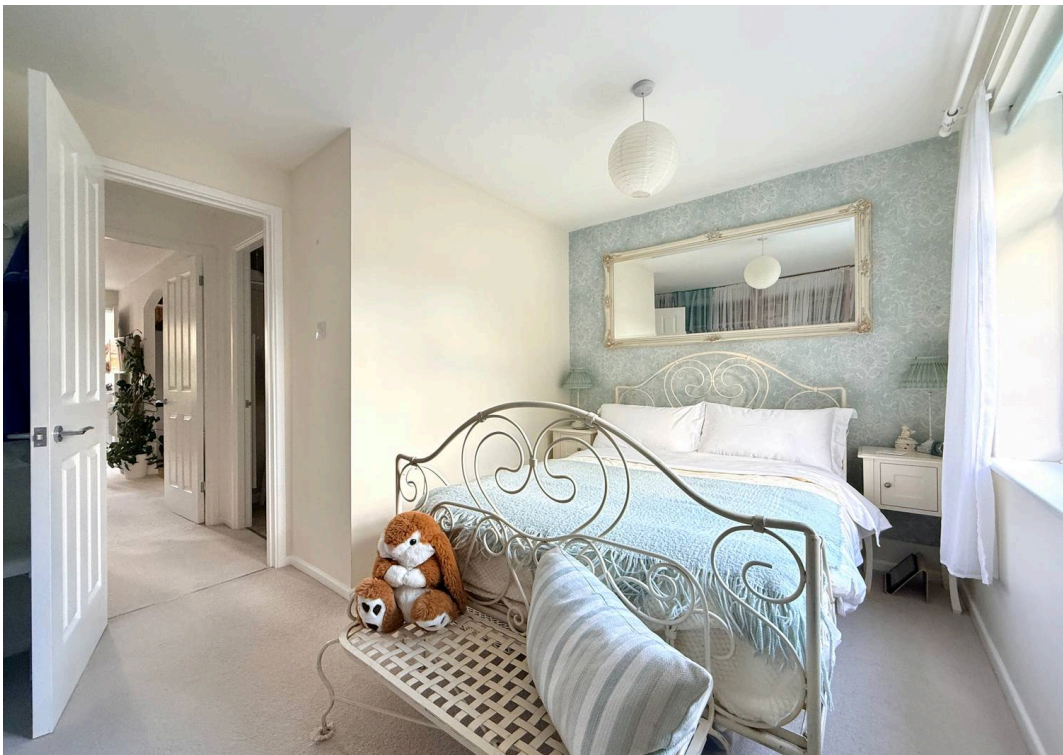
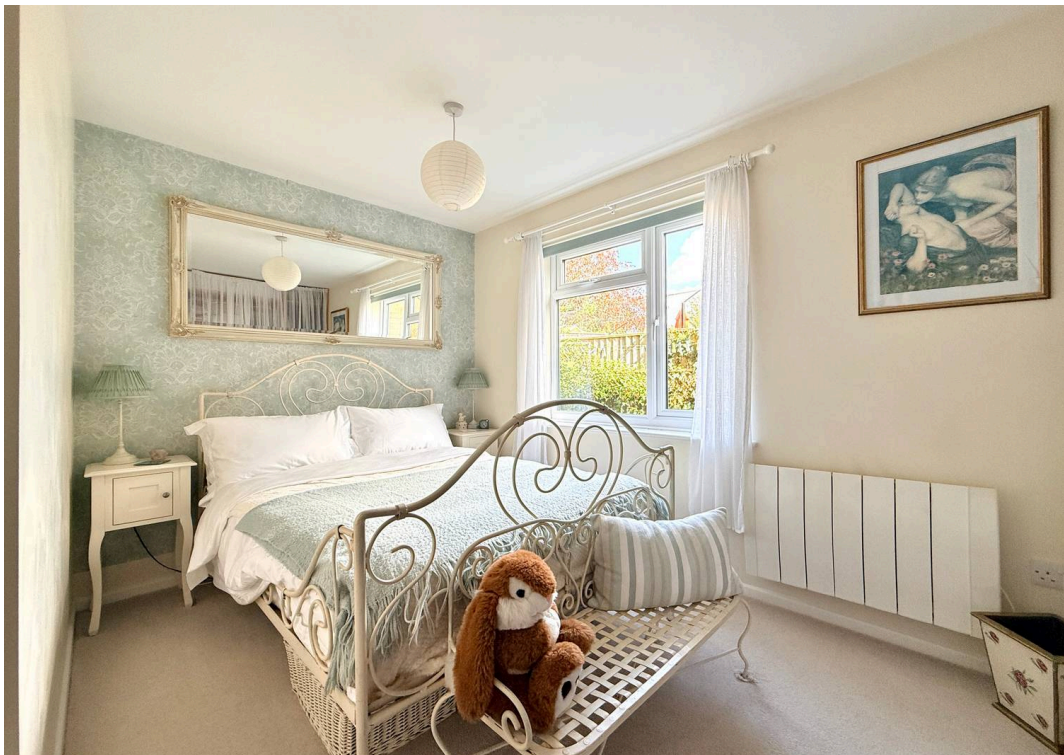
Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- No Onward Chain
- Ground Floor Maisonette
- Spacious And Light Bedroom
- Good Size Open Plan Living Area
- Modern Kitchen
- Modern Bathroom
- Immaculate Throughout
- Secure Front Garden
- Allocated Parking Space In Private Car Park
- Popular And Sought After Village Location

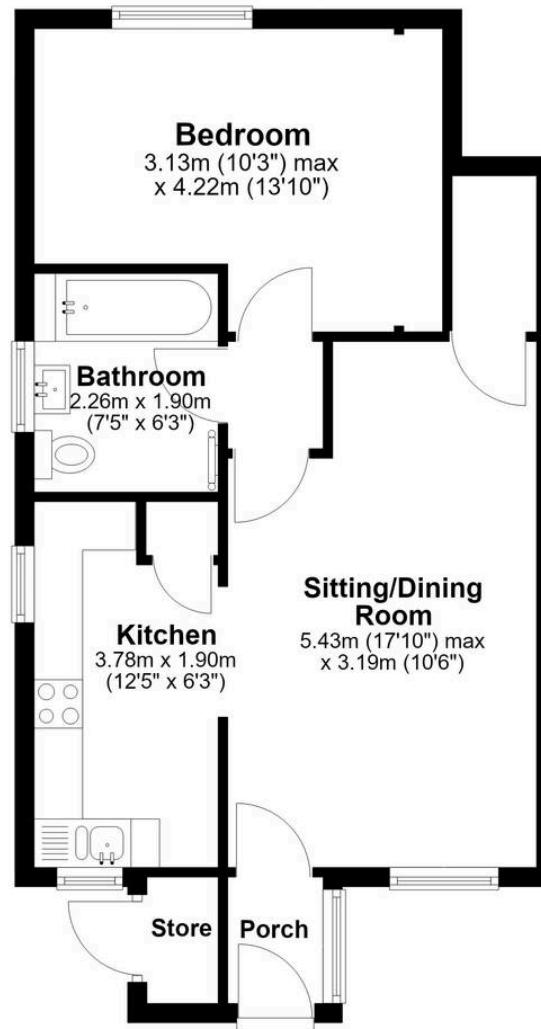






Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 46.0 sq. metres (495.5 sq. feet)

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.