



64 Abingdon Road

Drayton Nr Abingdon, Oxfordshire OX14 4HP



Description & Situation

64 Abingdon Road is a semi detached 3 bedroom property located in the popular village of Drayton. The property has recently benefited from complete refurbishment. A range of services can be found in the nearby towns of Abingdon (approximately 2 miles) and Didcot (approximately 6 miles) where there is also a mainline railway station. The location of the property affords easy access to the A34 and is also in close proximity to Milton Park.

Directions

From Milton Interchange take Park Drive towards Milton for 2 miles. At the T-junction turn left towards Drayton and continue on the High Street for 0.7 miles. At the roundabout take the second exit onto Abingdon Road and continue for 0.3 miles. The property will be on your right.

Accommodation

Ground Floor: Kitchen Diner (3.47m x 5.12m) with vinyl flooring, a range of modern base and wall units, oven, cooker and single drainer stainless steel sink. Sitting Room (3.30m x 3.75m)

First Floor: Bedroom 1 (2.72m x 3.5m). Bedroom 2 (3.10m x 3.74m). Bedroom 3 (2.28m x 2.38m) Bathroom with shower over bath (2.05m x 1.92m)

Outside: Off street parking for two cars at the rear along with single garage. The rear garden has a large area laid to lawn with a patio area.

Heating & Services

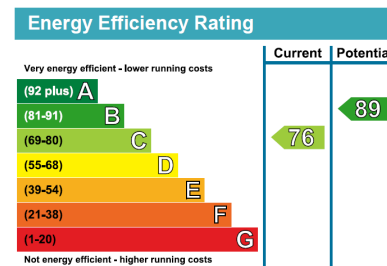
Mains gas central heating with mains electricity and water.

Telephone connection is available subject to British Telecom Regulations with all costs being the responsibility of the Tenant.

Vale of the White Horse Council Tax—Band C
2020/21: £1,751.03

Furnishings

To be let unfurnished with floor coverings and oven and hob only. A Photographic Schedule of Condition will be taken at the start of the tenancy.



Availability & Viewings

The property is available immediately for an initial period of twelve months.

Viewings by appointment only with the Agents, **Adkin**. Telephone: 01235 862888

Tenants

No smokers. Pets at landlords discretion.
All outgoing are the responsibility of the Tenant

Tenancy Costs

Rent: £1,100 pcm
Deposit: £1,269.23



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.

Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: April 2019 Photographs taken: April 2019 Reference: JAS/C/1048(g)

Orpwood House, School Road
Ardington, Wantage
Oxfordshire OX12 8PQ
Telephone: 01235 862888
mail@adkin.co.uk
www.adkin.co.uk

