



12 Tollgate Road

Culham, Abingdon, Oxfordshire OX14 4NL



Description & Situation

This property is a semi-detached 3 bed house located in the village of Culham. Culham offers easy access to the nearby town of Abingdon (approximately 2 miles) where a range of services can be found. The A34 (approximately 4 miles) provides access to Oxford (approximately 11 miles) and the M4 and M40 motorways.

Directions

Leave Abingdon on the A415 towards Culham. At the junction by the Waggon and Horses pub take the right hand turn onto Tollgate Road. The property is located on the right hand side by the junction to the High Street.

Accommodation

Ground Floor: Front door which leads to sitting room. Sitting Room (max: 3.59m x 5.78m) includes 2 windows to the front, radiator, wood-burner, TV and phone points and stairs to the first floor. Continuing through the sitting room into the Kitchen. Kitchen (max: 5.50m x 3.40m) is fitted with ceramic floor tiles, base and wall units, single drainer stainless steel sink, French doors to the rear, windows to the side and back and a door to the Utility Room. The Utility Room (max: 2.20m x 1.86m) has a single drainer stainless steel sink and plumbing for white goods, radiator and worktop surfaces. Door to downstairs W.C. (1.18m x 0.83m).

First Floor: Bedroom 1 (4.55m x 3.02m) includes a built-in wardrobe, window to the front, radiator and a TV point. Bedroom 2 (4.07m x 2.10m) has a window to the rear, radiator and a TV point. Bedroom 3 (2.84m x 2.11m) has a window to the rear and a radiator. The family bathroom (1.83m x 2.03m) has an electric shower over the bath, W.C., wash hand basin, window to the rear and an extractor fan. (All measurements are approximate).

Outside

Garden to both the front and rear laid to lawn. Garage with the capacity for one car. Off road parking available on a shared driveway. Gravel path leading to the rear and front of the property.

Heating & Services

Mains electricity and water are connected to the property.

Heating is via LPG with tank located in rear garden.

Sewage is connected to mains drains.

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

Furnishing

To be let unfurnished with floor coverings only. A Photographic Schedule of Condition will be taken at the start on the tenancy, with a copy being supplied to the Tenant.

Availability & Viewings

The property is offered on an Assured Shorthold Tenancy Agreement for an initial term of 24 months. The property will be available from 18th October and viewings are by appointment only with the Agents, **Adkin**. Telephone: 01235 862888.

Council Tax

South Oxfordshire District Council
Council Tax—Band C 2021/2022: £1,822.24

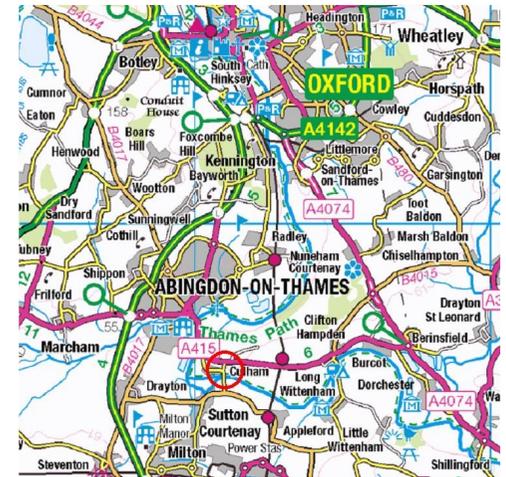
EPC

Current EPC Rating: D

Tenants

No smokers & no pets allowed at the property

Rent	£1450 pcm
Deposit	£1,673



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: September 2021 Photographs taken: May 2020 Reference: JAS/C/541(a)

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

