



2 THE COURTYARD

Sutton Wick House, Drayton, Abingdon OX14 4HJ



Description & Situation

2 The Courtyard is a one bedroom cottage situated in a peaceful rural location. The property is located on the outskirts of the village of Drayton with easy access to Abingdon (2.5 miles) and Didcot (6.5 miles). The nearest train station is Didcot Parkway which offers regular services into both Oxford and London. The property is also within close proximity of Milton Park and Harwell Innovation Centre.

Directions

From the B4107 Drayton to Abingdon road, turn right at the end of Drayton village onto Sutton Wick Lane. Immediately after the pond fork right and take the next right into a gravel parking area through the gateway through a large stone wall. 2 The Courtyard is further up Sutton Wick Lane on the right hand side.

Accommodation

2 The Courtyard is a one bedroomed, brick built cottage which is very tidy throughout. On the ground floor there is an open plan Kitchen, Dining and Living area. To the first floor is a bedroom with room for a double bed with built in storage space and an en-suite bathroom with a bath and shower fitting to taps. The upstairs rooms are fitted with sky light windows giving courtyard and garden views.

There is a gravel seating area set at the front of the house and a small garden to the rear.

NB: Please note the First Floor has restricted head height.

Heating & Services

Mains water and electricity are connected to the property. Heating is via storage heaters. Telephone and broadband are available subject to British Telecom regulations, with all costs being the responsibility of the tenant. Payment of all outgoings are the responsibility of the tenant.

Furnishing

To be let unfurnished with floor coverings and blinds or curtains throughout. No white goods are to be let with the property. Off street parking is available.

EPC

Rating: E

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.

Email: mail@adkin.co.uk

Council Tax

Vale of White Horse District Council

Council Tax—Band B 2022/2023: £1.652.00 per annum

Tenancy Costs

Rent £725 pcm

Deposit £836



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