



36 Bostock Road

Abingdon, Oxfordshire OX14 1DW



Description and Situation

A delightful Victorian, 2-bedroom, terraced house. The property has been recently renovated throughout and is situated in a highly desirable area of Abingdon, being only a short distance from Albert Park. Abingdon is a thriving town with much to offer in terms of local amenities, such as pubs, restaurants, supermarkets and a leisure centre. Abingdon is 5.5 miles south of Oxford and 5 miles north of Didcot, which has fast trains to London Paddington and Oxford. The A34 is easily accessible, linking to the M4 & M40.

Directions

From the town centre follow the High Street, and continue onto Ock Street. Follow the right turn off Ock street up Conduit Road. Take the first left into Bostock Road. After approximately 150m the property will be located on the left hand side, just past a small junction in the road.

Accommodation

Ground Floor:

Wooden door to entrance hall leading to a spacious, open plan sitting/dining room, with doorway to stairs and entrance to kitchen/breakfast room.

First Floor:

Large master bedroom to the front and second bedroom to the rear. Large, well appointed, central bathroom with bath, w.c., vanity basin unit and separate shower cubicle.

Outside:

Small, easily managed, garden to the front of the property and rear garden with large patio area and a single garage.

Heating & Services

Mains electricity, gas, water and sewerage services are connected to the property. Telephone connection is available subject to British Telecom Regulations with all costs being the responsibility of the Tenant. Payments of all outgoings are the responsibility of the Tenant.

Furnishing

To be let unfurnished with floor coverings (including new carpets) and new appliances to include an integrated cooker and hob, fridge/freezer, dishwasher and washing machine. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

Council Tax

Vale of the White Horse District Council

Band 'C' in Abingdon-on-Thames parish:

£1,938.97 (2022/2023)

EPC

Rating: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Availability & Viewing

The property is available immediately. Viewings by appointment only with Adkin.

Telephone: 01235 862888

Email: mail@adkin.co.uk

Tenants

No smokers permitted. Pets considered. Payment of all outgoings are the responsibility of the Tenant.

Tenancy Costs

Rent: £1,450 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: November 2022 Reference: SPA/CH/175

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

