



34 Church Lane

Drayton, Abingdon, Oxfordshire OX14 4JS



DESCRIPTION & SITUATION

34 Church Lane is a 4 bedroom semi detached house situated in the peaceful village of Drayton. Situated on a quiet lane, close to the village centre with a range of amenities including a post office, convenience store, two public houses and a primary school. Further afield a wider range of services can be found in nearby towns of Abingdon (approximately 2.5 miles) and Didcot (approximately 6.5 miles) where there is also a mainline railway station to London. The location of the property benefits from easy access to the A34 and is also in close proximity to Milton Park and Harwell Laboratory.

DIRECTIONS

From the B4107 Drayton to Abingdon road, turn right onto Gravel Lane and left onto Church Lane. The property is on the right hand side with off street parking for 3 cars. What3Words: cassettes.scenes.dawn

ACCOMMODATION

Ground Floor:

Entrance to the property is from a large garden at the rear, into a modern kitchen (3.11m x 2.73m) with a built in electric fan assisted oven with electric hob, single stainless steel sink and vinyl floor. The kitchen itself has space for a dishwasher and fridge freezer and a further pantry has connections for a washing machine. Leading from the kitchen into a Dining Room (2.73m x 3.31m) with two windows to the rear and 2 built in storage cupboards.

The Living Room (4.55m x 3.63m) has a window to the front of the property, a feature fireplace and a large, lockable understairs storage cupboard. This property benefits from an extension from the living room with a ground floor bedroom (2.73 x 2.56m) which could also be used as a home office. Adjacent to this room is a downstairs shower room (1.6m x 1.72m) with a corner shower, WC, hand basin and vanity unit. The hallway between the downstairs bedroom and shower room has a built in wardrobe/cloak cupboard.

First Floor:

To the first floor is a master bedroom (4.55m x 3.64m) with a built in storage cupboard and shelves, a feature fireplace and a window to the front of the property. There is a second double bedroom (4.60m x 2.76m) with windows to the front and side of the property and a third single bedroom (4.19m x 1.94m) with a window over the garden and a built in cupboard. The family bathroom (2.76m x 2.69m) has a bath and separate corner shower, WC and a sink built into a wall-to-wall vanity unit and a large heated towel rail. All measurements are taken to maximum sizes.

OUTSIDE

Large garden to the rear with a paved patio and a decked, covered patio and 2 lockable outdoor storage sheds, one with electric, and a further lockable storage container. Off road parking to the front for 3 cars.

HEATING & SERVICES

Mains electricity and water are connected to the property. Heating is via a gas fired central heating system. Sewage is connected to mains drains. Telephone connection is available subject to British Telecom Regulations with all costs being the responsibility of the Tenant.

FURNISHINGS

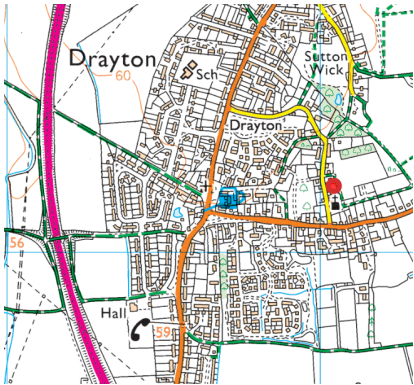
To be let unfurnished with floor coverings only. Curtains are also provided to some of the rooms and a blind is fitted in the Kitchen. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

COUNCIL TAX

Council Tax Band: D
2022/23—£2127 per annum

EPC

Rating: C



AVAILABILITY & VIEWINGS

The property is available immediately for an initial period of twelve months. Viewings by appointment only via the Agents, **Adkin**. Telephone: 01235 862888.

Rent	£1,600 pcm
Deposit	£1,846

No smokers
Payment of all outgoings are the responsibility of the Tenant.



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.



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