



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. It benefits from new carpets and has been re-decorated throughout. There is a fitted kitchen and an ensuite bathroom with a bath and shower fitting. The bedroom features exposed beams and built in storage space. 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.

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: Exempt

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 F 2020/2021: £1,275.72

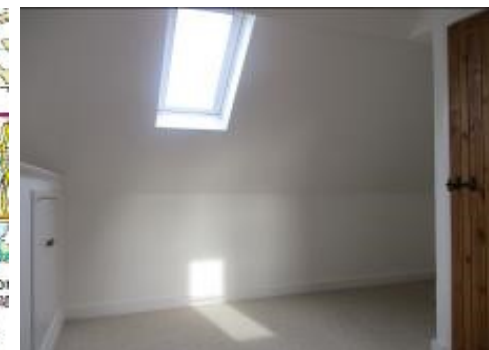
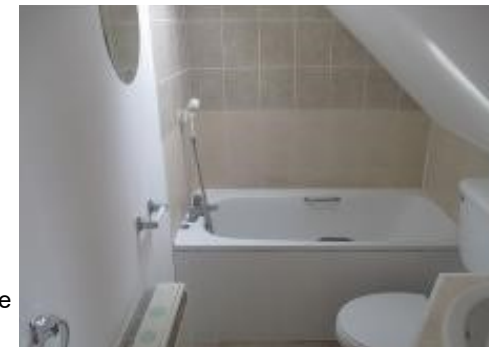
Tenancy Costs

Rent £675 pcm

Deposit £778.85

Tenants

All outgoings are the responsibility of the tenant. No dogs allowed.



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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