



MILL ROAD, MARCHAM, OX13
£1,600 per month*

Carter Jonas

MILL ROAD, MARCHAM, ABINGDON, OXFORDSHIRE, OX13 6NZ

A newly renovated detached cottage in this popular and convenient South Oxfordshire village.

- 2 bedrooms
- 2 reception rooms
- newly fitted kitchen
- 1 bathroom
- cloakroom
- unfurnished
- garage
- store room
- off road parking

THE PROPERTY

Accommodation consists: porch, sitting room with wood burner, dining room, newly fitted kitchen, rear hall, cloakroom/utility room. On the first floor is a large landing, two double bedrooms with stripped wooden floors, bathroom with separate shower and bath. Outside is an enclosed garden, storage room, garage and parking to the front.

Marcham is a village and civil parish about 2 miles west of Abingdon, Oxfordshire. The village offers easy access to either the A420 or A34.

Available January unfurnished for an initial 12 month term.

EPC Rating (E). Council Tax Band (D) (please see Vae of White Horse Council Website for current cost)

No access to Loft. Mains gas, electricity, water and drainage.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Zone (1) – Very Low

At a rent of £1600 per calendar month

Holding deposit of 1 week's rent £369

Security deposit of 5 weeks rent £1846



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Vale Of White Horse, Abingdon - Council Tax Band D



Approximate Gross Internal Area 1123 sq ft - 105 sq m (Excluding Garage)

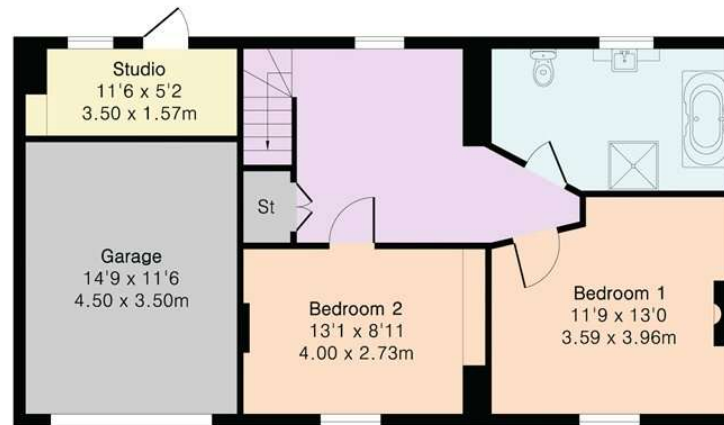
Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 579 sq ft – 54 sq m

Garage Area 170 sq ft – 16 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.