



**WYTHAM, OXFORD, OX2**  
£1,550 per month\*

**Carter Jonas**

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## WYTHAM, OXFORD, OXFORDSHIRE, OX2 8QA

A newly decorated period cottage set within the village of Wytham, just outside the ringroad. **\*\*THE ELECTRICITY IS INCLUDED IN THE RENT \*\***

- 2 bedrooms
- 1 shower room
- 1 reception room
- detached
- garden
- unfurnished
- period property
- village location

### THE PROPERTY

Accommodation consists: Entrance hall, sitting room, kitchen/breakfast room, ground floor shower room. First floor: 2 double bedrooms.

Garden.

Available unfurnished from mid February for an initial 12 month term.

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

No access to Loft. Mains electricity, water and drainage. Oil fired heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk – Very Low

At a rent of £1550 per calendar month

Holding deposit of 1 week's rent £357

Security deposit of 5 weeks rent £1788



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## 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

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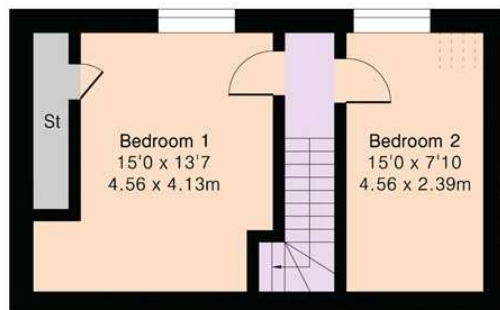




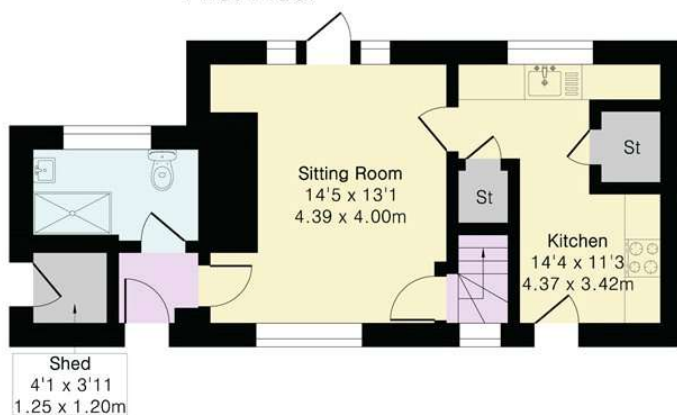
**Approximate Gross Internal Area 815 sq ft - 75 sq m**

Ground Floor Area 455 sq ft – 42 sq m

First Floor Area 360 sq ft – 33 sq m



First Floor



Ground 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**

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**T: 01865 511444**

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

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

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