



**BALL LANE, TACKLEY, OX5**  
£1,450 per month\*

**Carter Jonas**

# **BALL LANE, TACKLEY, KIDLINGTON, OXFORDSHIRE, OX5 3AG**

- 2 bedrooms
- 1 bathroom
- 1 reception room
- unfurnished
- semi detached
- garden
- garden room
- parking space
- village location

## **THE PROPERTY**

Accommodation consists, entrance hall, sitting room with wood burning fire, fully fitted kitchen with door out to shared courtyard, newly fitted ground floor bathroom with a shower over the bath. To the first floor are 2 bedrooms.

A small shared access path leads to the mature garden with a detached garden room, shared inner gravel courtyard and an allocated parking space for one car situated approximately 10 metres from the house.

Gas, electricity, mains water and drainage. Gas central Heating. Flood Zone 1 – Low risk.

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

Available unfurnished from early February 2026 for an initial 12 month term. Not suitable for pets.

EPC Rating: D. Council Tax Band D (please see West Oxfordshire Council Website for current cost)

At a rent of £1,450 per calendar month

Holding deposit of 1 week's rent £334

Security deposit of 5 weeks rent £1,673

**An extremely well presented charming character cottage situated in this popular village with a train station and good links into Oxford and the surrounding area.**



## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	West Oxfordshire District Council - Council Tax Band D

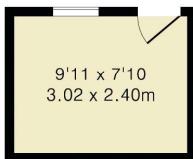


**Approximate Gross Internal Area 784 sq ft - 72 sq m**

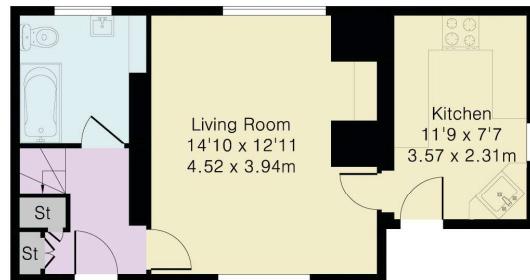
Ground Floor Area 403 sq ft - 37 sq m

First Floor Area 303 sq ft - 28 sq m

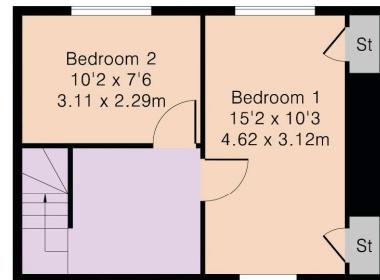
Outbuilding Area 78 sq ft - 7 sq m



Out building



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**T: 01865 511444**

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

E: oxfordresilettings@carterjonas.co.uk

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**IMPORTANT INFORMATION**

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