



WILMOT CLOSE, WITNEY, OX28
£1,800 per month*

Carter Jonas

WILMOT CLOSE, WITNEY, OX28

Exceptional newly built family home in Witney.
Newly built three-bedroom home built to a high standard with luxury finishes throughout.

Stunning forest green kitchen/diner with integrated appliances. Downstairs W/C with understairs storage.
Spacious living room with Bi-fold doors to garden.

Upstairs there are three good sized bedrooms. Main bedroom complete with fitted wardrobes. Family bathroom with shower over bath, the bathroom benefits from additional storage units.

Low maintenance garden with patio area and artificial grass. Gated driveway parking for two cars.
Burwell is on the main Witney/Oxford bus route and has its own local parade of shops. The town centre with its fine array of amenities is within walking distance and both primary and secondary education are within easy reach.

The property is available from mid-June on an unfurnished basis for a minimum 12-month tenancy.

The property is freehold with mains electric, gas and water.

Food zone 1: Very low risk of flooding.

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

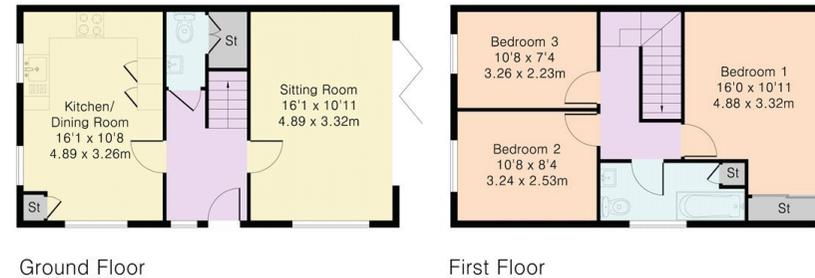
Council tax band TBC

EPC Rating B

Holding deposit = 1 weeks rent of £415.00 (£1,800 pcm)

Deposit is 5 weeks rent (1,800 pcm = £2,076.00 deposit)

Approximate Gross Internal Area 900 sq ft – 84 sq m
Ground Floor Area 450 sq ft – 42 sq m
First Floor Area 450 sq ft – 42 sq m



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 practice. 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.

Carter Jonas

- Council Tax Band =
- Deposit Required = £2,076.92
- Long Let, Minimum term 12 months
- Newly built
- 3 bedrooms
- Modern
- Appliances included
- Available now
- Unfurnished
- Close to town centre
- Driveway parking
- Low maintenance garden
- EPC = B



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

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



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.