



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

Carter Jonas

BALL LANE, TACKLEY, KIDLINGTON, OXON, OX5 3AG

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.

- 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

Available unfurnished from early December for an initial 12 month term. Pets are not permitted.

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

At a rent of £1,450 per calendar month

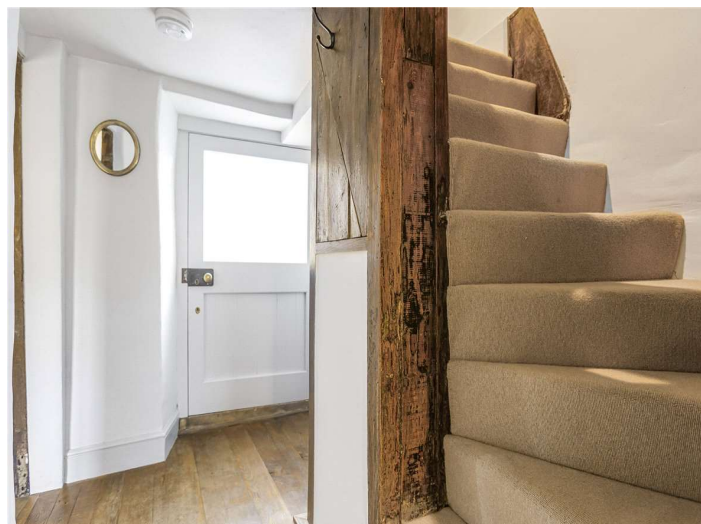
Holding deposit of 1 week's rent £334

Security deposit of 5 weeks rent £1,673



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

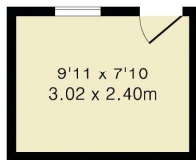


Approximate Gross Internal Area 784 sq ft - 72 sq m

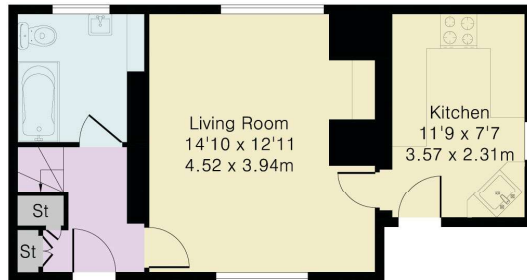
Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 303 sq ft – 28 sq m

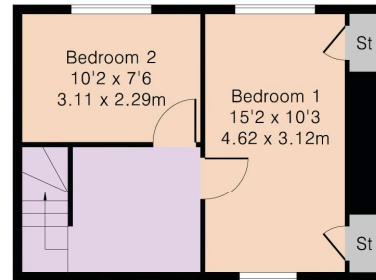
Outbuilding Area 78 sq ft – 7 sq m



Out building



Ground Floor



First Floor



IMPORTANT INFORMATION

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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.



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Classification L2 - Business Data

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