



**MILLET WAY, CURBRIDGE, OX29**

£1,350 per month\*

**Carter Jonas**

# MILLET WAY, CURBRIDGE, OX29

A modern 2 Bedroom House with Garden and Driveway Parking.

Comprising: Entrance Hall, Cloakroom WC, Open Plan Kitchen/Reception Room with Doors to Garden, 2 Bedrooms, Bathroom, Garden and Driveway Parking.

Witney has a bustling atmosphere with a good range of shops, supermarkets and a twice weekly market. Witney offers all of the facilities you would expect to find in a town of its size with pubs, restaurants, a cinema and leisure facilities at The Witney Lakes resort and the Windrush Leisure Centre.

Available Unfurnished from end of March 2025 for an initial 12 month tenancy.

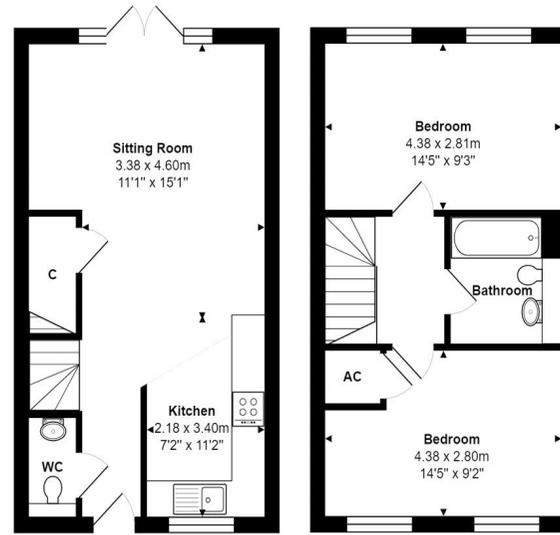
Council tax band: C (Please see West Oxfordshire District Council Website for current cost). EPC rating: B. No access to Loft. Mains gas, electricity, water and drainage. GCH Heating. Flood Zone 1 – low probability of flooding.

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

Holding deposit = 1 weeks rent £311

- Council Tax = C
- Deposit Required = £1,557.00
- Professionally managed
- Corporate Landlord
- Flexible long term tenancies
- Parking
- EPC = B

| Energy Efficiency Rating                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs | 96        |
| (92-)                                       | A         |
| (81-91)                                     | B         |
| (69-80)                                     | C         |
| (55-68)                                     | D         |
| (39-54)                                     | E         |
| (21-38)                                     | F         |
| (1-20)                                      | G         |
| Not energy efficient - higher running costs |           |
| Current                                     | 83        |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |



Ground Floor First Floor

Approx. Gross Internal Area: 70.0 m<sup>2</sup> ... 754 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



**Oxford Lettings 01865 511444**  
[oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)  
 Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



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](http://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.