



Flat A Sutton Wick House

Drayton, Abingdon, Oxfordshire OX14 4HJ



Description & Situation

Flat A Sutton Wick House is a one bedroom first floor flat situated in Sutton Wick on the peaceful outskirts of the village of Drayton. It is situated on a quiet lane on the first floor of Sutton Wick House, a Grade II Listed manor house dating back to 1712. The property benefits from spacious off road parking. A range of services can be found in the nearby towns of Abingdon (approximately 2.5 miles) and Didcot (approximately 6.5 miles) where there is also a mainline railway station. The location of the property affords easy access to the A34 and is also in close proximity to Milton Park and Harwell and Culham Science Parks

Directions

From the B4107 Drayton to Abingdon road, turn right at the end of Drayton village onto Sutton Wick Lane. Immediately after the pond, fork right and take the next right into a gravel parking area via the gateway through a large stone wall. The entrance to Sutton Wick House is through a wrought iron gate in the stone wall further up Sutton Wick Lane.

Accommodation

Communal entrance hall with stairs to first floor with communal landing. Front door with small Entrance Hall (2.44m x 1.52m), Kitchen/Dining/Living Room (5.39m x 4.84m) with fully fitted kitchen, built in electric fan assisted oven and ceramic hob, single drainer stainless steel sink and vinyl floor. Large full height sash windows with shutters. There is plumbing for a washing machine and space for a fridge/freezer. Spacious bedroom (4.53m x 4.60m) with a feature fireplace, three large built in storage cupboards, phone point and full height, sash windows with fitted curtains. Bathroom (2.91m x 1.46m) with W.C., wash hand basin, bath with power shower over. All measurements are to maximum sizes.

Outside

There is a large communal parking area, for residents of Sutton Wick House only to the side of the property. There aren't any gardens, but a garden shed and a washing line is provided in a small area allocated to the property.

Heating & Services

Mains electricity and water are connected to the property. Heating is via a gas fired central heating system. Sewage is connected to mains drains. Telephone and broadband connection is available subject to British Telecom Regulations with all costs being the responsibility of the Tenant.

Furnishing

To be let unfurnished with floor coverings only. Curtains are also provided in the Bedroom and shutters are fitted in the Kitchen/Dining/Living area. A Photographic Schedule of Condition will be taken at the start on the tenancy, with a copy being supplied to the Tenant.

Council Tax

Council Tax Band 2024/2025: Band B - £1,831.54

EPC

Rating: D

Availability & Viewings

The property is available immediately for an initial period of twelve months. Viewings by appointment only with Adkin. Telephone: 01235 862888.

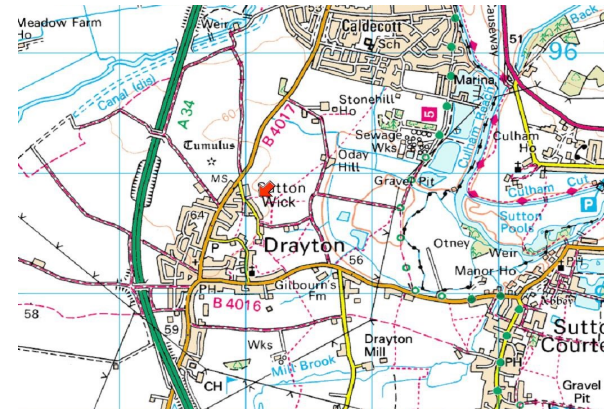
Tenants

Due to the nature of the property no pets are allowed. No smokers.

Rent **£1200pcm**

Deposit **£1384**

Payment of all outgoings are the responsibility of the Tenant.



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT.

Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract(2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: February 2025 Photographs taken: August 2022 Reference: JAS/C/1048(i)

Orpwood House, School Road
Ardington, Wantage
Oxfordshire OX12 8PQ
Telephone: 01235 862888
mail@adkin.co.uk
www.adkin.co.uk

