



26 Bostock Road

Abingdon, Oxfordshire OX14 1DW



Description and Situation

A delightful Victorian 3-bedroom terraced house in good decorative order situated in a highly desirable area of Abingdon, a short distance from Albert Park. Abingdon is a thriving town with much to offer in terms of local amenities, such as pubs, restaurants, supermarkets and a leisure centre. Abingdon is 5.5 miles south of Oxford and 5 miles north of Didcot, which has fast trains to London Paddington and Oxford. The A34 is easily accessible, linking to the M4 & M40.

Directions

From the town centre follow the High Street, and continue onto Ock Street. Follow the right turn off Ock street up Conduit Road. Take the first left into Bostock Road. After approximately 120m the property will be located on the left hand side, just past a small junction in the road.

Accommodation

Ground Floor:

Wooden door to entrance hall leading to stairway and opening onto a spacious, open-plan sitting/dining room, providing access to kitchen, rear lobby and bathroom with w.c, bath and power shower.

First Floor:

Large master bedroom to the front, with second and third bedrooms to the rear.

Outside:

Small, easily managed, garden to the front of the property and a rear garden with lawn and patio area and a single garage/storage shed.

Heating & Services

Mains electricity, gas, water and sewerage services are connected to the property. Telephone connection is available subject to BT regulations with all costs being the responsibility of the Tenant. Payments of all outgoings are the responsibility of the Tenant.

Furnishing

To be let unfurnished with floor coverings (including carpets) and appliances to include an integrated cooker and hob, fridge/freezer and washing machine. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

Council Tax

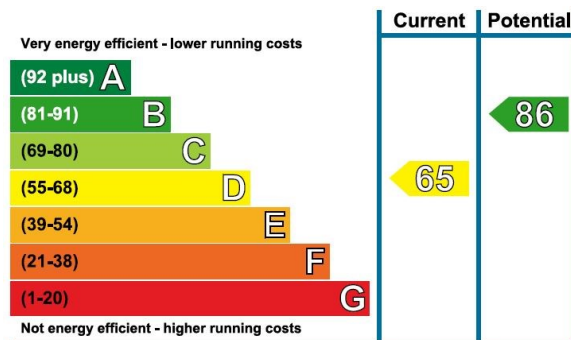
Vale of the White Horse District Council

Band 'C' in Abingdon-on-Thames parish:

£2133.07 (2024/25)

EPC

Rating: D



Availability & Viewing

The property is available from 1st July 2024. Viewings by appointment only with Adkin.

Telephone: 01235 862888 Email: mail@adkin.co.uk

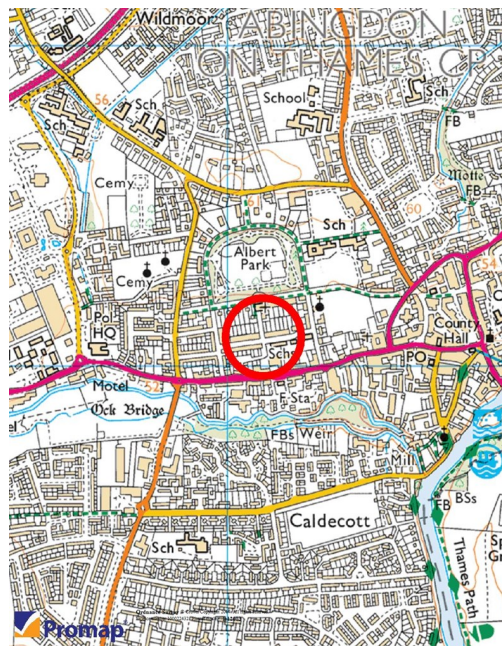
Tenants

No smokers permitted. Pets considered. Payment of all outgoings are the responsibility of the Tenant.

Tenancy Costs

Rent: £1,300 pcm

Deposit: £1,500



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: May 2024. Photos Taken: 2023/24. Reference: SPA/CH/127a

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