



**MEDCROFT ROAD, TACKLEY, OX5**

£1,750 per month\*

**Carter Jonas**

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# PEBBLESTONE COTTAGE, MEDCROFT RD, TACKLEY, KIDLINGTON, OXON, OX5 3AH

A well proportioned refurbished character cottage in this convenient North Oxfordshire village. Tackley is a thriving village with a train station, pub, church and the village is in a great location for easy access to Oxford Parkway rail station.

- 1 reception
- 3 bedrooms
- 1 bathroom
- kitchen/diner
- garden
- unfurnished

## THE PROPERTY

Entrance hall, sitting room with wood burner, kitchen/breakfast room, cloakroom, two double bedrooms, 1 small bedroom/study, family bathroom. Low maintenance garden.

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](http://checker.ofcom.org.uk)

Available unfurnished from 22nd January 2025 for an initial 12 month term. Pets are not permitted.

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

Holding deposit = 1 weeks rent of £403.00

Deposit is 5 weeks rent (£1750 pcm = £2019.00 deposit)



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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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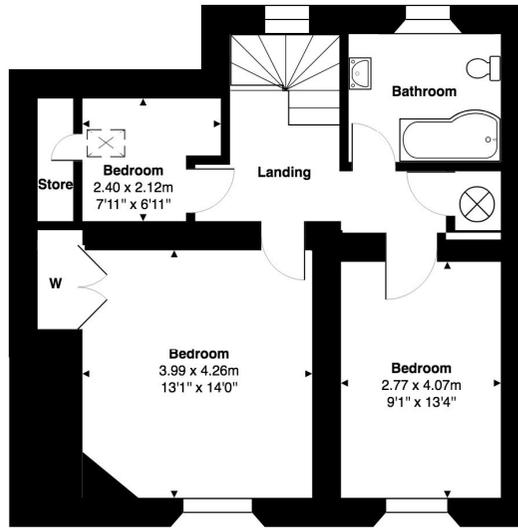
Viewing Strictly by appointment

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Local Authority West Oxfordshire District Council - Council Tax Band D

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Approx. Gross Internal Area: 116.8 m<sup>2</sup> ... 1257 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 purpose only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk



#### 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.

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