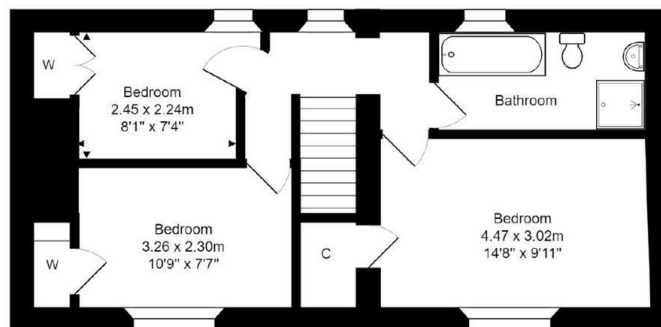
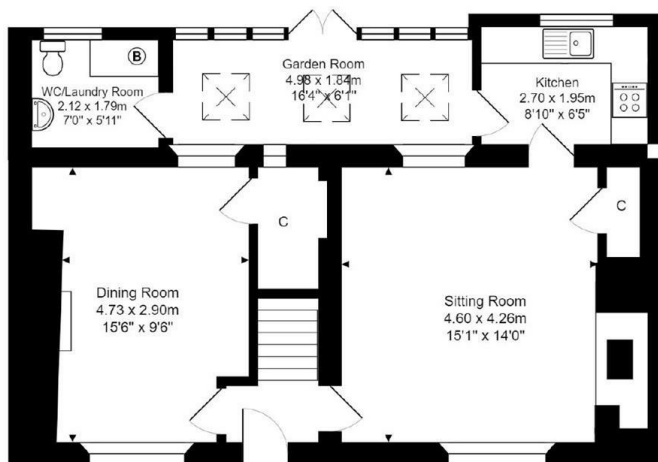




MEDCROFT ROAD, TACKLEY, OX5 3BD

FLOWERS 
ESTATE AGENTS



Total Area: 115.9 m² ... 1248 ft²
 All measurements are approximate and for display purposes only.





Medcroft Road, Tackley, OX5 3BD

£1,400 Per Calendar Month

- Three bedroom cottage
- Two reception rooms
- Separate kitchen
- WC/laundry room
- Gas to radiator heating
- Views over village green
- Open fire in sitting room
- Garden room
- Family bathroom with shower
- Gardens

A charming double fronted three bedroom cottage with two reception rooms, one with an open fire over looking the village green.

There is a small entrance hall giving access to the dining room and spacious sitting room with open fire. The cottage has been extended on the ground floor to provide a separate kitchen which leads to a light and airy garden room and WC/laundry room. To the first floor there are storage cupboards to all bedrooms and the family bathroom comprises bath and separate shower.

Outside, there is an enclosed rear garden with timber shed offering useful storage. Gated access, shared with the neighbour leads under the row of cottages to the front.

Available now subject to references and contract.
West Oxfordshire District Council. Tax band; D
Security Deposit equivalent to 5 weeks' rent. At the advertised price = £1,615.38
Minimum tenancy length; 12 months.
EPC; D





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENANT FEES SCHEDULE

SECURITY DEPOSIT (per tenancy. Rent under £50,000 per year) - Five weeks' rent - This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (per tenancy. Rent of £50,000 or over per year) - Six weeks' rent - This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
VARIATION OF CONTRACT (Tenant's request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CONTACT

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These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

