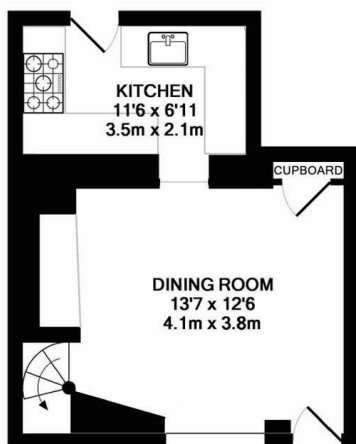
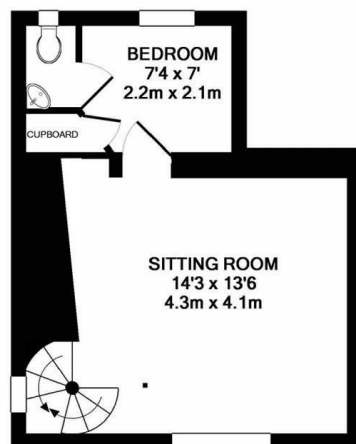




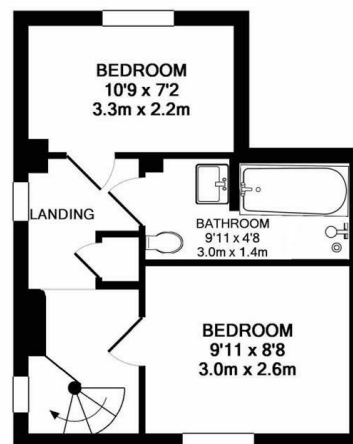
LITTLE PEACOCK HOUSE, OXFORD STREET, WOODSTOCK,
OX20 1TF



GROUND FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Little Peacock House, Oxford Street, Woodstock, OX20 1TT

Freehold

- End terrace townhouse
- Period features
- Two reception rooms
- Separate kitchen
- Courtyard garden or parking
- Central location
- Three bedrooms
- Open fire
- Modern family bathroom
- EPC; E

Little Peacock House is a charming Grade II listed three bedroom townhouse located in central Woodstock. Arranged over three floors featuring a hand painted kitchen, dining room with open fire on the ground floor. There is a first floor sitting room, third bedroom with WC. The master and second bedroom are on the top floor with a modern family bathroom/wet room. Outside, is a rear courtyard garden that can also be used as an off road parking space.



' A THREE BEDROOM PERIOD TOWNHOUSE WITH TWO RECEPTION ROOMS LOCATED IN CENTRAL WOODSTOCK WITH COURTYARD GARDEN OR PARKING '



Services
All mains services connected.

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.

Local Authority: WODC
Council Tax Band: D

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.



CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

