



Flat 32
Shipton Road, Milton Under Wychwood

£800

A spacious 2 double bedroom apartment located in the sought after village location of Milton Under Wychwood.

Chipping Norton 7.8 miles, Burford 4.2 miles, Charlbury 7.4 miles, Witney 11.7 miles, Oxford 24.4 miles. All mileages are approximate.

Flat 32
Shipton Road
Milton Under Wychwood
Oxfordshire
OX7 6JF

A SPACIOUS 2 DOUBLE BEDROOM APARTMENT LOCATED IN THE SOUGHT AFTER VILLAGE LOCATION OF MILTON UNDER WYCHWOOD.

- 2 Double Bedrooms
- Kitchen with White Goods
- Bathroom with Shower
- Gas Central Heating
- Tenant Allocated Parking space

VIEWING Strictly by prior appointment through



Tel: 01608 644 344

Location

Milton-under-Wychwood is a large and thriving Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty. It has a wide range of local amenities including The Hare public house, a village store, post office, dental and veterinary surgeries, primary school and church, with more extensive amenities in the nearby towns. Both Kingham and Charlbury stations offer mainline railway services to London Paddington. The property is also within easy reach of Soho Farmhouse and Daylesford.



Description

A well-presented 2 double bedroom flat with deceptively spacious accommodation and gas central heating. Accommodation comprises of sitting room, well fitted kitchen with white goods, two bedrooms and bathroom with shower cubicle. Allocated tenant parking available.

Lounge

Large lounge with 2 windows to side and Velux ceiling window.



Kitchen

We fitted kitchen with white goods



Bathroom

White bathroom suite with basin inset into vanity unit and shower cubicle.



Directions

From our offices in Chipping Norton proceed along West Street, turning left at the mini roundabout and then right at the second mini roundabout on the Burford Road (A361). Continue on to the village of Shipton under Wychwood, passing a petrol station on the left. At the bend by the 'Wychwood Inn' public house turn right signposted Milton under Wychwood. Follow this road for approximately a mile and the flat is located on the left.

Services

Mains water, drainage, gas and electricity are connected to the property. Telephone

connection is subject to the British Telecom regulations.

Local Authority

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 702941

Council Tax

Council Tax Band : B

Deposit and Fees

Taylor and Fletcher are acting as Introduction Agents only for this property so all fees will need to be discussed direct the Landlord upon application.

Pets are at Landlords Discretion.

Energy Performance Certificate

Flat, 32, Groves Industrial Estate, Shipton Road, CHIPPING NORTON, OX7 6JF

Dwelling type: Top-floor flat **Reference number:** 8209-7356-7229-1397-4913
Date of assessment: 15 January 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 17 January 2019 **Total floor area:** 89 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,367
Over 3 years you could save	£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 204 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 486 over 3 years </div>
Heating	£ 1,869 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 300 over 3 years	£ 303 over 3 years	
Totals	£ 2,367	£ 1,881	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 321
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 168

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.