



40 Ashcombe Crescent, Witney OX28 6GL

Draft details - may be subject to alterations.

An attractive 3 bedroom town house situated in a quiet close, within a 2 minutes walk of the town centre. The property has good size rooms and offers 3 double bedrooms, including a main bedroom suite on the second floor which includes an ensuite shower room and a separate dressing room. The living room has doors onto the garden, and there is a fitted kitchen to the front. In addition there is gas central heating and double glazing, plus a garage and parking space to the rear. Current Service Charge: £369.02 per annum.

THOMAS
MERRIFIELD

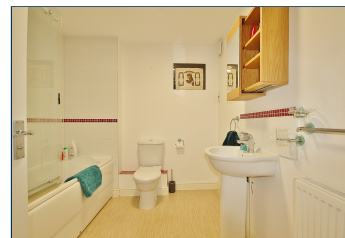
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £380,000

www.thomasmerrifield.co.uk



40 Ashcombe Crescent, Witney, Oxfordshire OX28 6GL

- Entrance Hall
- Cloakroom
- Kitchen
- Living/Dining Room
- 3 Bedrooms
- Dressing Area
- Ensuite & Family Bathroom
- Garage & Parking
- Rear Garden
- Close To The Town Centre

All mains services are connected.

Info from Ofcom:

Mobile Phone Coverage:

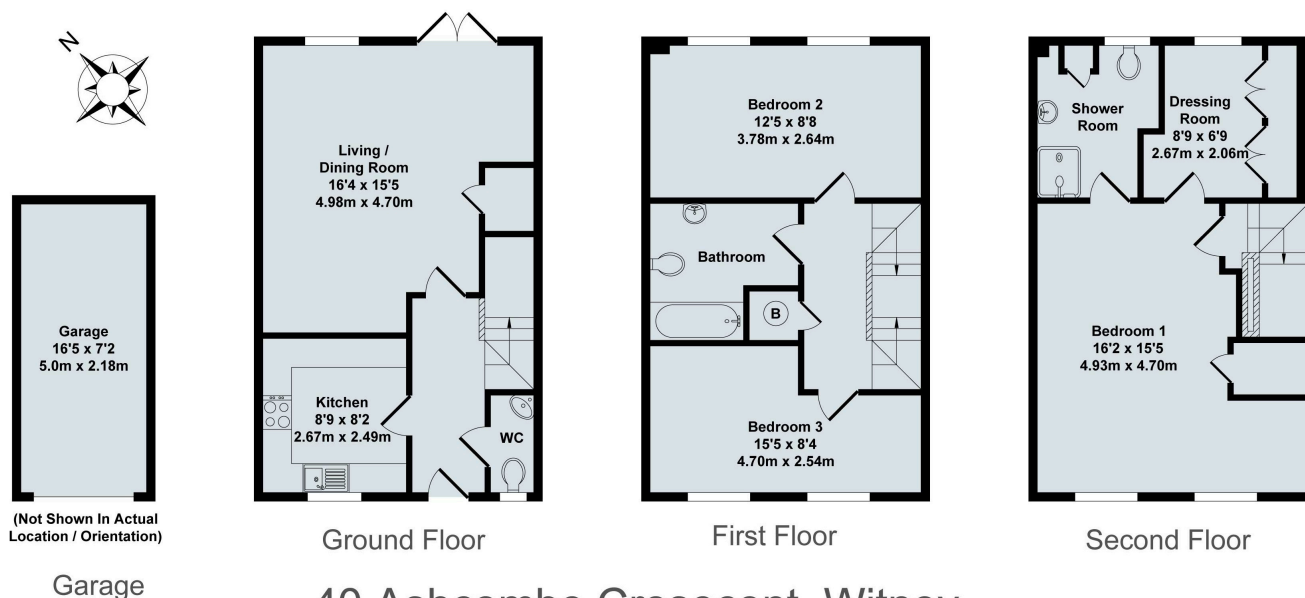
Coverage Outdoors: Outdoor signal is likely for EE, O2, Vodafone & Three

Broadband: Ultrafast is available

Flood Risk:

From Rivers & Sea - Very Low

Surface Water - Medium chance of surface water 09F25



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Total Approx. Floor Area 1318 Sq.Ft. (122.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D / EPC Rating: 77/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.

4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.

5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.