



12, TWYNHAMS ROAD, TACKLEY

FLOWERS 
ESTATE AGENTS









12, Twynhams Road, Tackley, OX5 3BG

Freehold

- Three double bedrooms
- Large front and rear gardens
- Kitchen/breakfast room
- Driveway Parking
- Excellent travel links
- Extended by previous owner
- Sitting Room
- Office/sunroom
- Popular village location with a strong community
- Council Tax Band D. EPC D

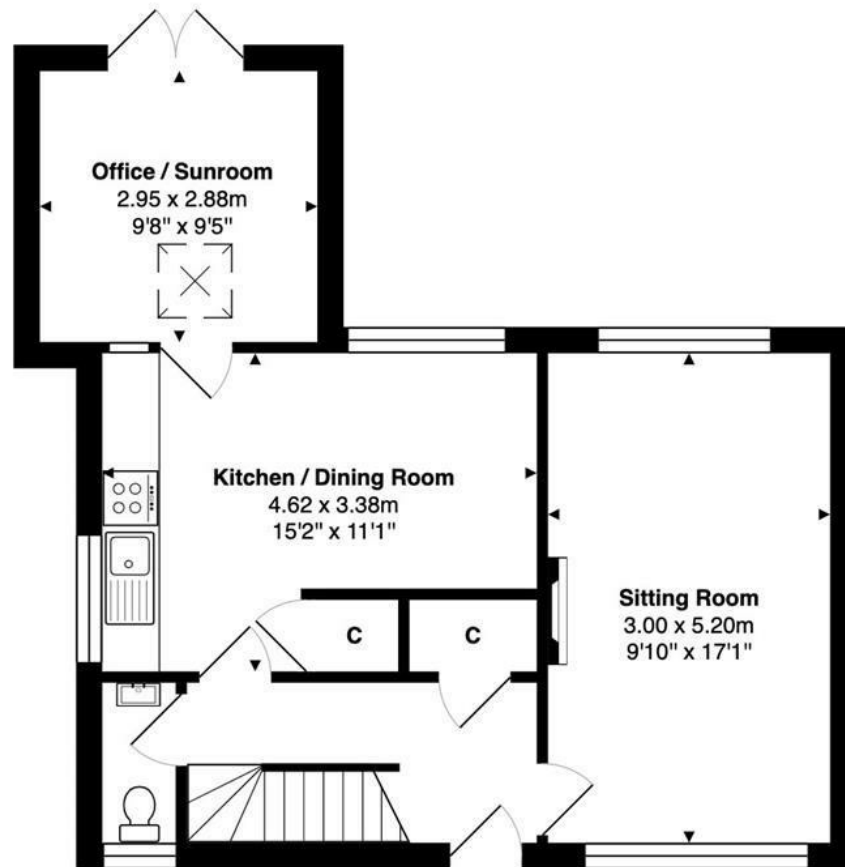
A rare opportunity to purchase a three bedroom property situated on a generous plot with ample scope to extend (subject to consents) in the desirable village of Tackley.

Extended by the existing owner, the property offers light and airy living accommodation comprising a dual aspect sitting room, kitchen/breakfast room, downstairs cloakroom and a spacious office/sunroom with direct access to the rear garden. On the first floor there are three double bedrooms which are serviced by the family bathroom.

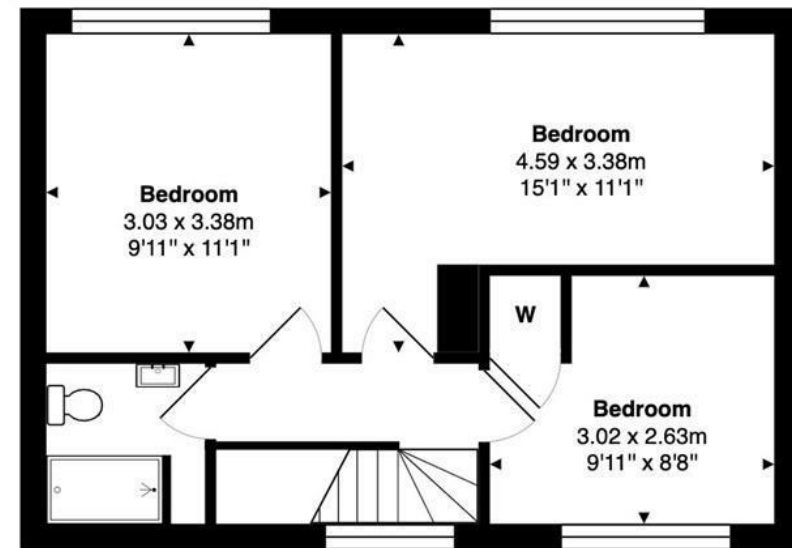
Outside there are large well maintained and enclosed gardens to the front, rear and side offering potential to extend substantially (subject to obtaining planning consents) should the next owner require. There is also driveway parking for multiple vehicles. Viewings highly recommended.



' A WELL PROPORTIONED 3 BEDROOM PROPERTY SAT IN A GENEROUS PLOT IN THE HIGHLY SOUGHT AFTER VILLAGE OF TACKLEY '



Ground Floor



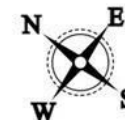
First Floor

Approximate Gross Internal Area

89.3 m² ... 961 ft²

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







CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Tackley
 Is a charming village featuring quintessentially English period houses and an 11th century Church set around a traditional village green. Residents enjoy being part of a friendly community centred around the village’s local pub, community shop, primary school and modern playground. Of huge advantage is Tackley’s mainline railway station which provides a regular service to Oxford and London Paddington. Just seven miles away, Oxford Parkway offers fast (approx 55 mins) trains into London Marylebone.

Services
 UTILITIES: Connected to all mains services
 COUNCIL TAX BAND: West Oxfordshire | Band D
 TENURE: Freehold

Local Authority: West Oxfordshire
Council Tax Band:

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.