

established 200 years

# Tayler & Fletcher



29 Over Norton Road, Chipping Norton OX7 5NZ

**£1,650 PCM**

*An modern detached house on the outskirts of Chipping Norton with two double bedrooms and further cot room/study. Two reception rooms, private enclosed garden, single garage and parking for two cars.*

*To Let unfurnished, with some white goods, on an Assured Periodic Tenancy.*

AVAILABLE NOW

**Deposit £1,903**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Location

Chipping Norton is an attractive Market Town offering a range of local amenities including a weekly market and a range of shops, supermarkets, pubs and restaurants, leisure facilities and theatre. There are also primary and secondary schools in the area. There are good public transport links to the larger centres of Banbury (13 miles) and Oxford (20 miles). Mainline train services to London Paddington run from Kingham Station (5 miles). The M40 can be accessed from Junction 8 or 11 (approx 13 miles).

## GROUND FLOOR

### Hall

Front door into hallway with stairs rising to first floor, under stairs cupboard, doors to sitting room and kitchen.

### Sitting room

Ornamental fireplace surround with electric fire, carpet, radiator, window to front and double doors to dining room.



### Dining room

Oak effect flooring, full length windows with door to garden and vertical blinds, radiator.



## Kitchen

Wall and base units with wood effect worktop over, stainless steel sink and drainer with mixer tap, window above with blind, integrated oven, hob with extractor hood over, washing machine and dishwasher, freestanding fridge freezer, vinyl flooring, radiator.



## FIRST FLOOR

### Bedroom 1

Double bedroom, carpet, window with vertical blind, radiator.



### Bedroom 2

Double Bedroom, carpet, window with vertical blind, radiator.



### Cot Room/Study

Carpet, window with vertical blind, radiator.

### Bathroom

Bath with shower over and shower curtain, wc, wash hand basin, electric heated towel rail, opaque window, part tiled walls.



### Single Garage

Up and over door to front, further door to rear garden, window to side, gas boiler, fuse box, electric and light.



### Outside & Parking

Driveway to the front providing parking for two cars. Lawned area to front. Gate to private rear garden surrounded by fencing, patio area and steps up to lawn with shed.



### Local Authority & Council Tax

West Oxfordshire District Council, Woodgreen, Witney, Oxon OX28 6NB  
Tel: 01993 861000  
Council Tax Band D  
Tax Payable 2026 -27: £2615.95

### Security Deposit

The Tenant shall pay to the Agent, once the Assured Periodic Tenancy has been signed by the Landlord and Tenant, £1,903 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

### Holding Deposit

A holding deposit of one week's rent £380 is requested to

secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

### **Services**

Mains electricity, gas and water are connected. Gas central heating. Telephone subject to British Telecom transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

### **Rent**

£1,650 pcm exclusive of all utilities and Council Tax.

### **Energy Performance Certificate**

EPC rating D.

### **Restrictions**

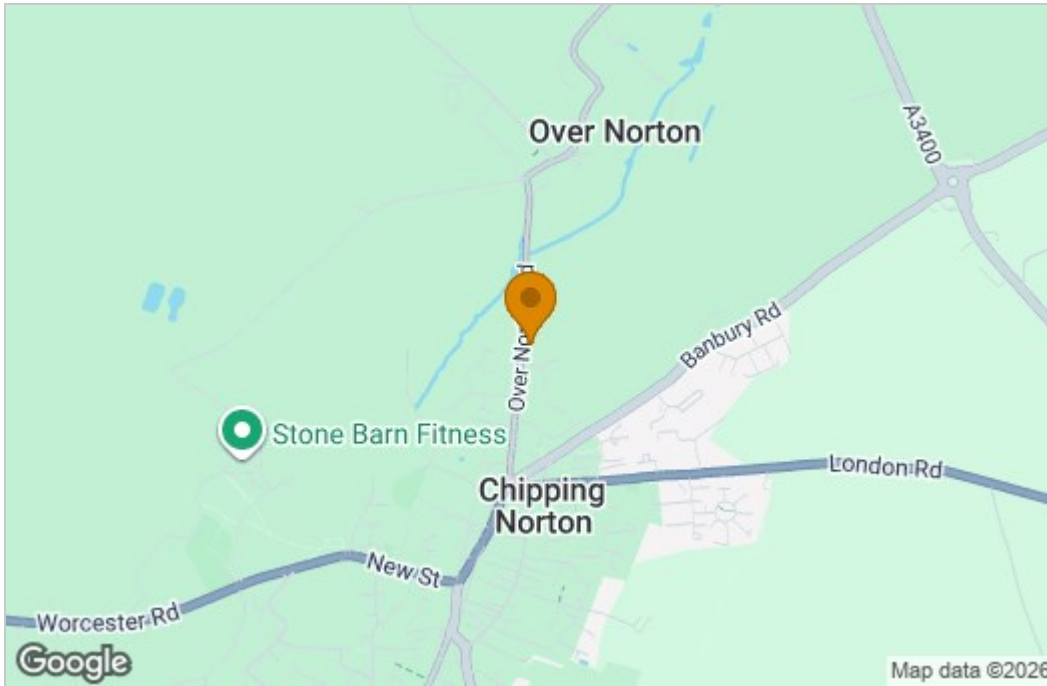
Non smokers only.

### **Agent's Notes**

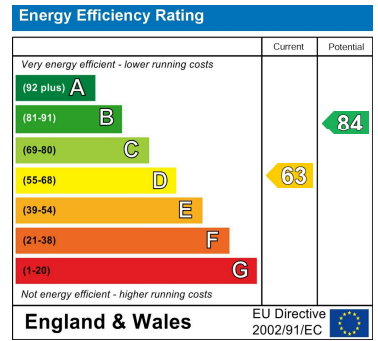
Tayler & Fletcher will not be managing this property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.