



Cotefield Drive
Banbury





18 Cotefield Drive

Bodicote, Banbury, OX15 4SW

£287,500

A beautifully presented two bedroom stone built two bedroom home with off road car parking within this popular development on the outskirts of Bodicote.

The Property

18 Cotefield Drive, Bodicote is a spacious two bedroom, end terraced stone built house with an enclosed rear garden and off road car parking. Constructed by Cala Homes in 2017, the property has spacious accommodation which is arranged over two floors with modern decoration throughout. On the ground floor there is an entrance hallway, cloakroom, kitchen and sitting room/diner. On the first floor there are two double bedrooms and a modern family bathroom. Externally there is a car port to the side which provides off road car parking for several vehicles and to the rear there is a pleasant enclosed garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors to the cloakroom, kitchen, sitting room.

Cloakroom

Fitted with a wash hand basin, W.C with a window to the front aspect.

Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surfaces over, sink and draining board, an integrated single oven with a four ring gas hob above with extractor hood over. There is space and plumbing for a washing machine, slimline dishwasher and fridge/freezer with a window to the front aspect.

Sitting/Dining Room

Located to the rear with double doors opening onto the garden. There is ample space for both sitting room and dining furniture. There is a window to the side aspect and useful understairs storage cupboard which houses the tumble dryer.

First Floor Landing

Doors to first floor accommodation and hatch to loft space.

Bedroom One

A spacious double bedroom with a window to the rear aspect.

Bedroom Two

A double bedroom with a built in storage cupboard and a window to the front aspect.

Bathroom

Fitted with a white suite comprising a bath with a mixer shower over and hand held shower, WC and hand basin with tiled splashbacks. Window to the side aspect.

Outside

To the rear of the property there is an enclosed garden which is predominantly laid to lawn and has a patio seating area and a gravelled sun trap to the back of the garden. There is gated access which takes you car port to the side of the property that provides off road car parking. To the front of the house there is a small gravelled garden area and a paved pathway leading to the front door.

Additional Information

Tenure

A Leasehold property. The property is held on a 125 year lease which commenced in 2017.

Shared Ownership Information

Any potential buyer will be assessed in line with Homes England affordability to ensure they meet the eligibility criteria for shared ownership.

The monthly rental cost for the unowned 59% is £400.71. There service charge is £19.

Please consult with us if you have any questions regarding shared ownership.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for approximately half a mile and through the traffic lights where the turn for Cotefield Drive will be seen on your right opposite Bannatyne's health Spa. Continue into the development and bear right following the numbering system, where number 18 will be found after a short distance on your right hand side.

Situation

Situation - Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club.

Services

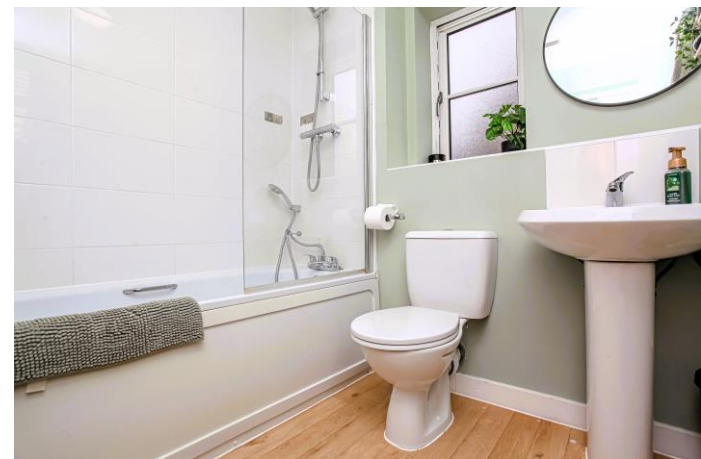
Services All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

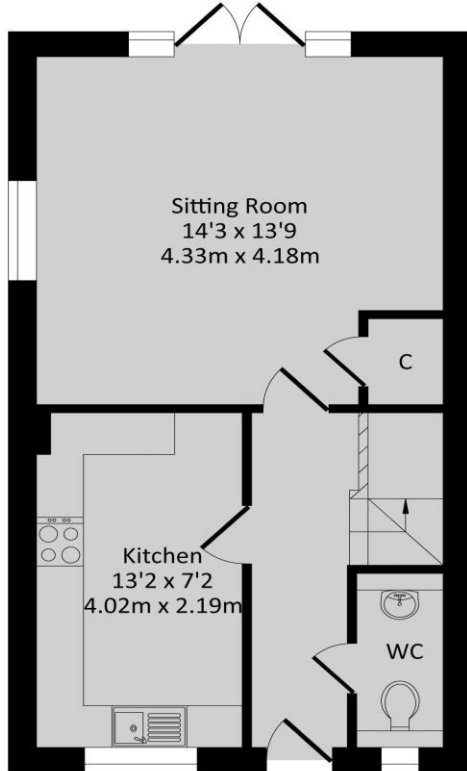
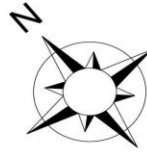
Cherwell District Council. Tax band C.

Viewing arrangements

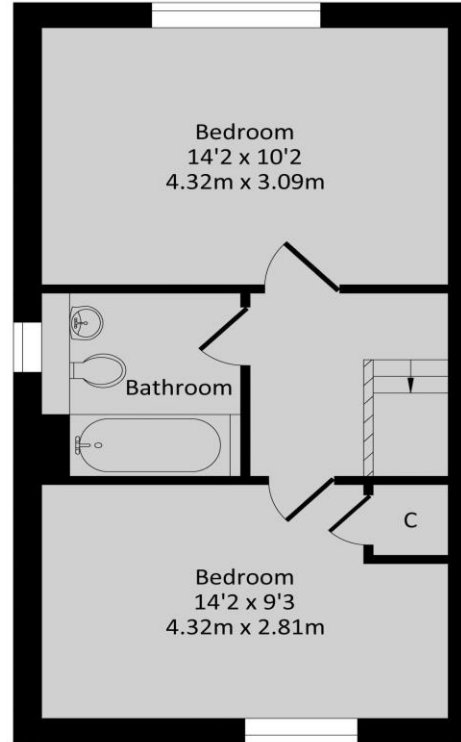
Strictly by prior arrangement with Round & Jackson



Ground Floor
Approx. Floor
Area 386 Sq.Ft.
(35.90 Sq.M.)



First Floor
Approx. Floor
Area 386 Sq.Ft.
(35.90 Sq.M.)



Total Approx. Floor Area 772 Sq.Ft. (71.80 Sq.M.)

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

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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