

76 Tyrrells Way, Sutton Courtenay

£285,000

Waymark

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Sutton Courtenay, Abingdon

Offered for sale with no onward chain, this property presents an exciting opportunity to acquire a generously proportioned three-bedroom home, offering well-balanced accommodation and excellent potential for improvement and modernisation. Situated within the popular village of Sutton Courtenay, the property would make an ideal purchase for those looking to put their own stamp on a home and create a property suited to their individual tastes and requirements.

Upon entering the property, the entrance hall provides access to the principal ground-floor accommodation. The spacious living room benefits from a large window, allowing plenty of natural light to fill the room and creating a bright, welcoming space. The kitchen/dining room is generously proportioned, offering ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. A rear lobby provides access to a useful outside store.

Stairs rise from the entrance hall to the first floor, where there are three bedrooms comprising two well-proportioned double rooms and a further single bedroom. The accommodation is completed by an adapted shower room.

The rear garden is designed for ease of maintenance and is predominantly laid to patio, providing an ideal space for outdoor seating and entertaining. Enjoying a sunny south-facing aspect, the garden offers a lovely spot to make the most of the sunshine, whilst also boasting attractive views over the adjoining open fields. A timber workshop is situated at the far end of the garden, providing useful additional storage or space for hobbies.



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Offering generous accommodation, ample parking and a sizeable garden, this is a property with plenty of potential, all set within the well-regarded village of Sutton Courtenay.

Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, and in-home with Three and Vodafone. Good outdoor and variable in-home with O2, Good Outdoor with EE according https://www.ofcom.org.uk/mobile-coverage-checker, however, please check as mobile networks may wary. Broadband - Ultrafast available Ofcom checker. We are not aware of any current or proposed planning developments or planning permissions which would adversely affect this property. Properties built or refurbished before 2000 may contain asbestos-containing materials (ACMs), particularly those constructed between 1950 and 1980 when asbestos was widely used in building materials. Examples include Artex, vinyl floor tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These materials are generally considered safe if left undisturbed and in good condition. However, the presence of asbestos cannot be confirmed by the age of the property alone, so prospective purchasers, should seek appropriate professional advice.





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Sutton Courtenay is one of South Oxfordshire's most desirable and sought after locations. The village itself is perched on the banks of the River Thames alongside three pubs to choose from, two village shops, a primary school and a garage. The market town of Abingdon, is just 2 miles to the north and provides an extensive range of retail, leisure and educational facilities. The City of Oxford is just over 10 miles away. The village has excellent communication links with a mainline rail link into London Paddington from Didcot Parkway, just 4 miles away and easy access to the M4 and M49 motorways with the A34 5 miles away

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Spacious Three Bedroom Terraced Property

- No Onward Chain - Viewing Highly Advised!
- Generous Living Room & Kitchen/Dining Room Overlooking The Garden
- Popular Sutton Courtenay Location
- Good Size & Low Maintenance Rear Garden
- Views Across Open Fields To The Rear



















Total area: approx. 89.8 sq. metres (966.7 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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