



36 St. Marys Mead, Witney – OX28 4EZ

Welcome to 36 St Mary's Mead

St Marys Mead is a highly regarded retirement development within Witney Conservation Area and just a short walk to Market Square. Available with no onward chain.

An appealing modern retirement cottage enjoying a lovely setting within easy reach of the many town centre amenities.

The nicely presented accommodation comprises entrance hall, shower room, kitchen, a bright and spacious sitting/dining room with French doors accessing the conservatory, two double bedrooms and a bathroom. Gas central heating, southerly facing patio garden and garage close by. St Marys Mead offers attractive communal grounds, a residents lounge, indoor swimming pool and site manager. Witney Conservation Area. Available with no onward chain.

Council Tax band: E £2782

Tenure: Leasehold 95 years remaining

Service charge £2782 pa

EPC Energy Efficiency Rating: C

Two bedroom modern retirement cottage

Lovely setting close to Market Square

Sitting/dining room & conservatory

Kitchen

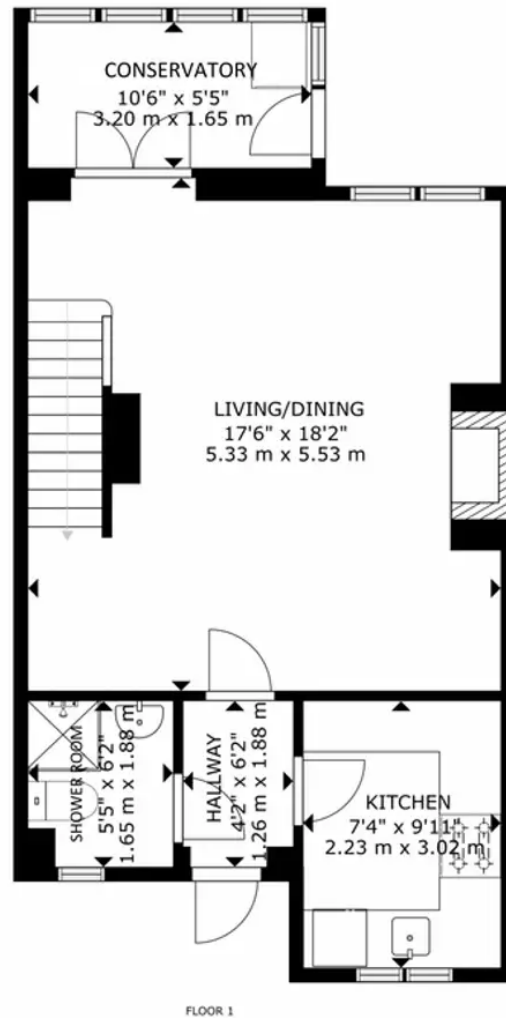
Shower room & bathroom

Garage and gardens

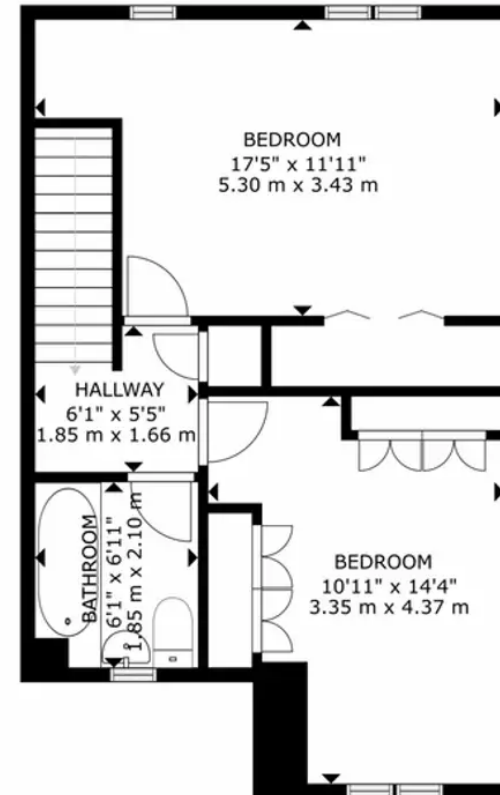
Residents lounge, swimming pool and communal grounds







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 467 sq ft, 43.39 m², FLOOR 2: 454 sq ft, 42.16 m²
 TOTAL: 921 sq ft, 85.55 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Martyn Cox & Company

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only