



Devon Way  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 25 Devon Way

Banbury, Oxon, OX16 1UJ

£245,000

A spacious terraced house with three bedrooms, a large kitchen/dining room and sitting room located on the northern outskirts of Banbury and close to amenities. Available for sale with no onward chain.

## The Property

25 Devon Way, Banbury is a spacious three-bedroom family home which is conveniently located on the Hardwick development on the northern side of town. There are many amenities close by which include primary and secondary schooling, a range of shops and a doctor surgery. The property has accommodation arranged over two floors and on the ground floor there is a spacious sitting room to the front and a kitchen/diner. On the first floor there are three bedrooms and a family shower room. Outside there is a small garden to the front and to the rear is an enclosed, low maintenance decked garden.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Porch

Storage cupboard, window to the front aspect and door to the sitting room.

## Sitting Room

A spacious room with a window to the front, two storage cupboards, stairs to the first floor and a doorway to the kitchen.

## Kitchen/Diner

Located to the rear with a door and window looking onto the rear garden. Fitted with white eye level cabinets and base units and drawers with work surfaces and a sink and draining board over. There is an integrated double oven, five ring gas hob with an extractor hood over and space and plumbing for for a washing machine, dishwasher, tumble dryer, under counter fridge and a free standing fridge/freezer. There is ample space for dining furniture.

## First Floor Landing

Doors to all first floor accommodation, hatch to loft space and airing cupboard.

## Bedroom One

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

## Bedroom Two

A double bedroom with a window to the rear.

## Bedroom Three

A single room with a window to the rear.

## Shower Room

Fitted with a modern white suite comprising a double walk in shower, W.C., vanity unit and tiled flooring and splashbacks.



### Outside

To the front there is a lawned garden and a path to the front door. At the rear there is an enclosed garden with split level decked seating areas, flower beds and a useful brick built shed.

### Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Take the second right hand turn into Sussex Drive and then take your fourth turn on your left in Devon Way. Continue towards the end of the road where the property will be found on your left.

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

### Services

All mains' services are connected. The gas fired boiler is in the kitchen.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

A freehold Property

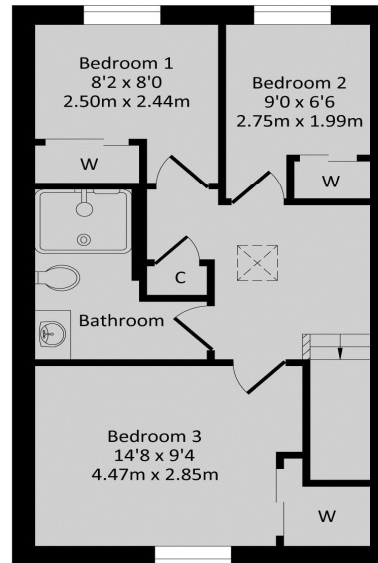
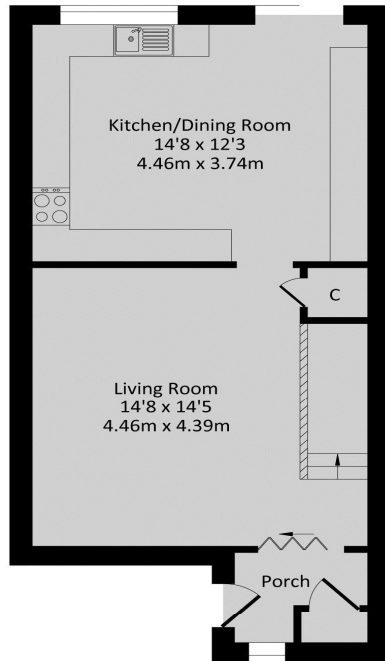




Ground Floor  
Approx. Floor  
Area 424 Sq.Ft.  
(39.40 Sq.M.)



First Floor  
Approx. Floor  
Area 395 Sq.Ft.  
(36.70 Sq.M.)



**Total Approx. Floor Area 819 Sq.Ft. (76.10 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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