



Archway Lodge , Denchworth Manor Denchworth £750 PCM

- One Bedroom Cottage
- Kitchen
- Bathroom
- Off Street Parking
- Unfurnished
- Living room with open fireplace
- Double Bedroom
- Garden
- Village location
- Pets considered



A cosy one bedroom cottage in the popular village of Denchworth. The property offers living room with open fire, kitchen, double bedroom and family bathroom and benefits from enclosed rear garden and off street parking. Available March Council Tax Band C £1344.75 2015/2016.

Denchworth is a village and civil parish about 2.5 miles (4 km) north of Wantage. It was part of Berkshire until the 1974 boundary changes transferred the Vale of White Horse to Oxfordshire. The 2011 Census recorded the parish's population as 171.[1]

The parish is bounded by the Land Brook in the west and the Childrey Brook in the east. The Great Western Main Line between Reading and Swindon runs through the parish just south of the village, but there is no station.

FEES APPLY £120 per person over 18 and £120 admin fee per property (other fees may apply for more information on our fees please visit our website www.douglasandgribben.co.uk



DIRECTIONS

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 2 | 3 |
| Not energy efficient - higher running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | | | |
| (81-91) | | | |
| (69-80) | | | |
| (55-68) | | | |
| (39-54) | | | |
| (21-38) | | | |
| (1-20) | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | 25 | 26 |

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