



## 39 Palmers, Wantage

**£1,695 PCM**

- Four bedroom family home
- Fitted kitchen
- Snug/Study
- Family bathroom
- Driveway Parking and Garage
- Reception
- Dining Room
- Ensuite shower room
- Garage
- Video Tour Available



# DESCRIPTION

AVAILABLE IMMEDIATELY

An individual and spacious four bedroom family home with a large garden enjoying a quiet location at the end of this very desirable cul-de-sac, close to Charlton Primary school.

Accommodation comprises spacious entrance hall with cloakroom and coats hanging space, recently refitted kitchen with appliances and plentiful storage, utility room with appliances, breakfast/ dining room, superb size lounge area overlooking rear garden with open fireplace and separate family room/study to the ground floor with master bedroom with superb refitted ensuite,

Three further excellent size bedrooms and refitted family bathroom with separate shower cubicle.

Externally this property offers a selection of external sheds/home office/hobby rooms a good sized enclosed rear garden with lawned area and garage with two driveway parking spaces.

Un-furnished

EPC Rating: E

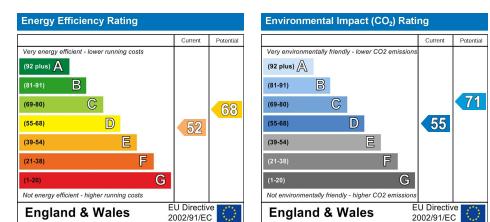
Council Tax Band: E

To reserve this property, a non-refundable holding deposit the equivalent of one week's rent totalling £391.00 is required.



## LOCATION

## 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.
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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



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