



72 Mill Street, Wantage

£1,400 PCM

- Available now
- Renovated with new kitchen, carpets and redecoration
- Garage and parking space to the rear
- Enclosed rear garden
- 3 Good sized bedrooms
- Gas central heating
- Modern bathroom with shower over the bath
- Dining room and sitting room
- Very close to the market square
- EPC D - EER-D.



DESCRIPTION

A spacious three bedroom townhouse, well situated within walking distance of the market square and in a favourable catchment for local schools. The property has been recently renovated with a new kitchen, new carpets and neutral redecoration throughout.

Accommodation includes sitting room with feature fireplace, archway to a dining room with patio doors into the rear enclosed garden, a newly fitted kitchen with appliances. The first floor includes two double bedrooms with built in cupboards, a single bedroom and a family bathroom with a shower over the bath. There is also pedestrian access from the garden to a garage at the rear which has a parking space in front (accessed via Rolls Court), a rarity in this central location in the town. Further benefits include gas central heating, some venetian blinds/curtains included.

Available now, unfurnished, except for white goods. Council Tax Band D. EPC D

To reserve this property, a non-refundable holding deposit equivalent to one week's rent is payable totalling £323.00 is required.

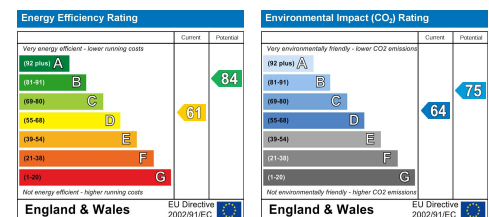


LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DIRECTIONS

Leave our offices in the Market Square and proceed onto Mill Street where the property can be found set back from the road on the right by a small green. The garage and parking is accessed via Rolls Court. What 3 Words: [///bravest.trappings.custodial](http://bravest.trappings.custodial)



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

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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