



## Meadow View , Farnborough, Wantage

**£1,600 PCM**

- Three Bedroom Detached Bungalow
- Open Plan Living Room/Dining Room
- Aga
- Two Further Double Bedrooms
- Two Garages
- Spectacular Views
- Modern Fitted Kitchen
- Master Bedroom with Ensuite
- Family Bathroom
- Oil Central Heating



## DESCRIPTION

A three bedroom detached bungalow offering spectacular views across West Berkshire.

This spacious home offers an open plan living room/dining room, kitchen with AGA, electric hob, oven, fridge, dishwasher and breakfast bar, master bedroom with ensuite shower room, two further double bedrooms, family bathroom, study space, entrance hall, larder and two integrated garages.

Also boasts a generous wrap-around garden with laid to lawn and patio area.

Viewings highly recommended to experience the breathtaking views and surrounding beauty.

Available immediately. Furnished.

Oil Central Heating

Council Tax Band E West Berkshire Council £2,414.49 2022/23

EPC Rating: TBC

A non-refundable holding deposit is required to reserve this property totalling £369.00



## LOCATION

## DIRECTIONS

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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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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