



## Crooks Terrace, Wantage OX12 7BL

£1,200 PCM

- 2 double bedrooms
- Sitting room with woodburner
- Bathroom with separate shower
- Close to bus routes and shops
- Available now
- Arranged over 3 floors
- 54' private garden to the front
- Town centre location
- Part furnished
- Council Tax Band B





## DESCRIPTION

Douglas and Simmons are delighted to offer this updated, three storey, two bedroom, mid-terraced character town cottage, enjoying a traffic free frontage in the heart of the town, providing excellent access to local shops and transport links.

The property is accessed via a private footpath off Grove Street and comprises a cosy living room with woodburner and newly fitted wood flooring, fitted kitchen, master double bedroom, top floor second double bedroom and main bathroom with separate shower and bath.

Further boasts a private garden to the front of the property with patio and lawn area, as well as rear access and coal store. Parking whilst not allocated can be found on street nearby.

AVAILABLE NOW on a part furnished basis.

Viewings highly recommended.

Council Tax band B.

EPC Rating D - 55.

To reserve this property, a non-refundable holding deposit equivalent to one week's rent is payable totalling £276.92.

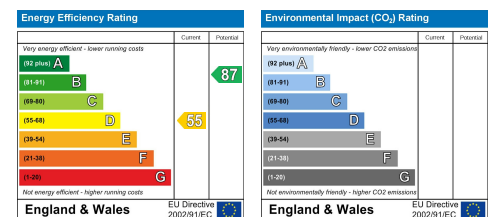


## LOCATION

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 is situated to the east and benefits main line train station to London (Paddington c.45mins).

## DIRECTIONS

What 3 Words to the access point (at the end of the terrace)  
//distanced.solution.nuance



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

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