



35 Appletons, Wantage

£1,370

- Available now
- Energy efficient home
- En suite, family bathroom and cloakroom
- Good sized living/dining room
- Integrated appliances
- Newly fitted carpets and flooring
- 2 parking spaces
- Master bedroom with built in wardrobes
- Turfed garden with storage shed
- Curtains and fitted blinds included



DOUGLAS & SIMMONS

DESCRIPTION

A spacious, energy efficient, two double bedroom Bellway home situated in Wantage finished to a high standard throughout. The property offers an en suite to the master bedroom, separate bathroom and downstairs cloakroom facility, as well as a well fitted white gloss kitchen with integrated appliances and a good sized living/dining room with French doors into the garden. Further benefits include enclosed garden with a storage shed and two parking spaces, gas radiator central heating and double glazing. Available now, including curtains and blinds throughout, and fitted wardrobes to the main bedroom.

Available now, unfurnished.

Council Tax Band C. EPC B

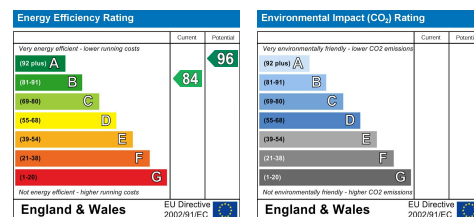
To reserve this property, a non-refundable holding deposit equivalent to one week's rent is payable totalling £316.00



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



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.



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk