



## Rose Cottage Main Street, East Challow, Wantage £1,395 PCM

- Two Bedroom Mid-Terrace House
- Modern Fitted Kitchen
- WC
- Single Bedroom
- Rear Garden
- AVAILABLE NOW
- Living Room with Bi-Fold Doors
- Master Bedroom
- Shower Room
- 2 Off-Road Parking Spaces



## DESCRIPTION

AVAILABLE NOW, A renovated, two bedroom mid terrace cottage that has been finished to a very high standard throughout whilst retaining some original features, giving this beautiful property character with the benefit of modern conveniences. The property comprises fitted kitchen with appliances, cloakroom, living room with bi-fold doors offering stunning views over neighbouring land and also access to the private, low maintenance rear garden. The first floor boasts a master double bedroom with Juliette balcony offering again the amazing views, second single bedroom and well-appointed shower room. Also benefits from off-road parking for two vehicles to the end of the terrace.

Modern electric heating.

AVAILABLE NOW, Unfurnished.

EPC E and Council Tax C.

A non-refundable holding deposit the equivalent of one week's rent totalling £322 is required to reserve this beautiful property.

\*Photos and floor plan shown are the property next door which is a mirror image. All fixtures and fittings are the same.



## 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			
EU Directive 2002/91/EC			
England & Wales			
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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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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