



## 7 Post Office Lane, Wantage

**£1,495 PCM**

- Modern town house
- Living room
- Three good sized bedrooms
- Family bathroom
- Enclosed garden & garage
- Town centre location
- Kitchen/breakfast room with integrated appliances
- En suite to master bedroom
- Gas central heating
- Available 22/12/2021



DOUGLAS & SIMMONS

## DESCRIPTION

MOVE IN BEFORE CHRISTMAS! A stunning three bedroom modern town house situated in Wantage town centre providing excellent access to local shops, bars, restaurants and transport links.

The property offers a spacious living room, WC and open plan kitchen/diner on the ground floor. The first floor comprises a double bedroom with built in wardrobes, family bathroom and a single bedroom/study.

The top floor boasts a large master bedroom with built in wardrobes and an en-suite shower/WC.

The property further benefits from a private rear garden with rear access, garage and allocated parking.

Available 22nd December 2021.

Unfurnished.

EPC: D

Council Tax Band: D

To reserve this property, a non-refundable holding deposit equivalent to one week's rent (£345.00) is required.



## LOCATION

## DIRECTIONS

From our offices in the Market Square, leave the town centre via Wallingford Street and just past Waitrose take the first right turn into Post Office Lane, where the property will be found in a modern terrace on the right hand side as identified by our Douglas and Simmons TO LET board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		82	94
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)			
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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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