



## 35 Stirlings Road, Wantage

£1,150 PCM

- Two bedroom house
- Modern fitted kitchen
- Second bedroom
- Hive heating control
- Council tax band C
- Living room
- Master bedroom
- Bathroom
- Off street parking
- Available immediately





## DESCRIPTION

A beautifully presented two bedroom house situated in a quiet cul-de-sac within walking distance to Wantage town centre and a stones throw from Waitrose and other local amenities.

This lovely home comprises of an entrance hall, cosy living room with decorative fireplace, modern fitted kitchen with appliances, master bedroom with built in wardrobe, second bedroom and bathroom.

Also boasts off street parking for one vehicle and a gated front entrance with small garden area.

Available immediately, un-furnished.

Council Tax Band C.

EPC rating D

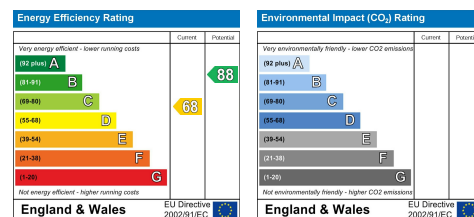
To reserve this property, a non refundable holding deposit the equivalent of one weeks rent totalling £265.00 is required.

Viewings highly recommended.



## LOCATION

## 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can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.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

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