



4 Lilley Cottages, Catmore, Newbury

£1,200

- Fantastic Rural location
- Separate Garage
- Recently Redecorated
- Woodburner In Living Room
- Short Drive to Wantage
- Large Enclosed Garden
- Ample Parking
- Lovely kitchen Diner
- Large Well Equiped bathroom
- Available Now



DESCRIPTION

A fantastic opportunity to rent a spacious unfurnished 3 bedroom estate cottage in a lovely rural location in the village of Catmore between Wantage & Newbury. The property benefits from a good sized kitchen/dining room, living room with woodburner, separate utility room and downstairs WC, a well-equipped family bathroom with bath and an electric shower above. The property has UPVC double glazing and oil-fired central heating.

The gardens are large and enjoy rural views, there is ample parking and a separate garage across the lane.

There is extensive countryside around the area and ideal for walking and countryside pursuits.

A holding fee of £276.92 will be required to reserve this property.

The property is available this month - Feb



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(98 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 ₂ emissions			
England & Wales		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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