



## Vilberry 4 Fletcher Close, Faringdon

£1,350 PCM

- Detached Family House
- Additional parking to front
- Gas Central Heating
- Kitchen/ Breakfast Room
- Council Tax Band D
- Pleasant Enclosed Garden
- 3 Double bedrooms
- Large Living room
- Available January 2022
- Pets Considered



## DESCRIPTION

A spacious detached family home located in a private cul-de-sac and within walking distance to the amenities of Faringdon. The accommodation comprises entrance hall, good sized living room, large kitchen breakfast room with integrated appliances, three good sized bedrooms with an ensuite to master and additional family bathroom. The property benefits from a single integral garage with off street parking to the front and enclosed rear gardens.

Available Immediately.  
Un-furnished.  
Council tax band D.  
EPC: D

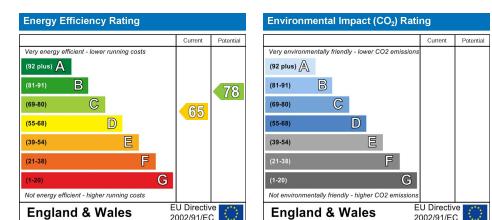
A non-refundable holding deposit of £311.00 will be required to apply for this property

Faringdon is a thriving historic market town set in the beautiful South West Oxfordshire countryside. Famous for its 'Folly' constructed on the site of an Anglo-Saxon fort in 1935 by the writer, composer and 'bon viveur', Lord Berners, Faringdon has many local places of interest to visit and is well situated for easy access to Oxford, Cirencester, The Cotswolds, The Thames, Wantage, Abingdon and Witney. It boasts a variety of accommodation and many restaurants and pubs for good food, and there is a good range of education within the area including junior and infant schools, Faringdon Community College and Pinewood, St Hugh's as well as the Oxford and Abingdon schools. Excellent access via the A420 Oxford – Swindon link where a regular route 66 bus service commutes every half an hour and through the town. There are many clubs and organisations within the town, further information can be found by accessing the town website [www.faringdon.org](http://www.faringdon.org)



## 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



DOUGLAS & SIMMONS

26 Market Place

Wantage

Oxfordshire

OX12 8AE

Tel: 01235 766222

email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)

[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

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.

