



## 22 Woodgate Close, Grove, Wantage

£1,200 PCM

- Available now
- Garage adjacent
- Gas central heating
- Large living room
- Generous entrance hall
- Newly decorated, new carpets
- Enclosed garden
- 3 double bedrooms
- Small study
- Modern kitchen with electric oven and gas hob





## DESCRIPTION

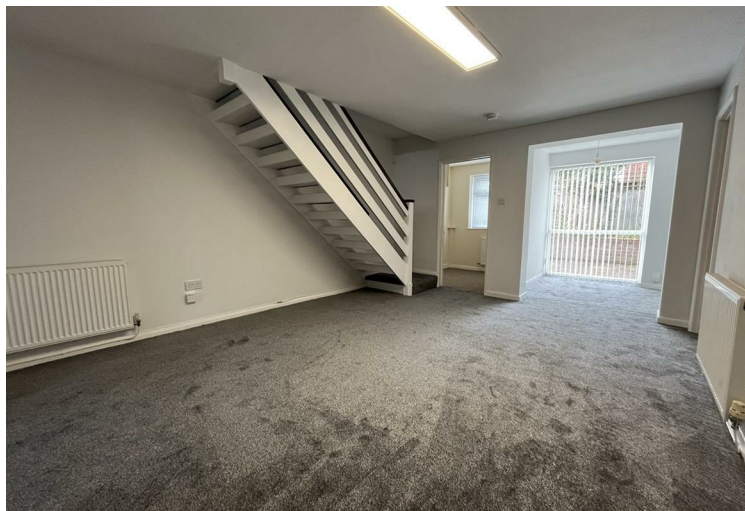
Well presented and extended, two/three double bedroom end of terrace property situated in a traffic free position, with an additional large room on the ground floor which could be utilised as a bedroom if so required. The accommodation comprising of large entrance hallway, living room with stairs to first floor, separate small study, additional ground floor family room/dining room/ bedroom 3, modern kitchen with electric cooker and gas hob, space for further appliances, with a door to rear garden with a door into the garage. To the first floor there are two good sized bedrooms and a modern family bathroom with an electric shower over the bath. Benefits include gas central heating.

Parking is also available in Woodgate Close.

Available unfurnished, immediately. The property has been newly decorated and carpeted.

EPC Rating C. Council Tax Band B.

To reserve this property, a non-refundable holding deposit of £276.00 is required.

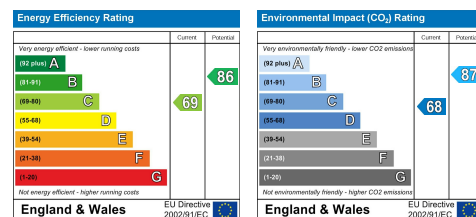


## LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

## DIRECTIONS

From Wantage, on entering Brereton Drive go around the sharp left hand bend and take the 2nd turning left into Woodgate Close, proceed to the end of the close and park on the right in the layby where No 22 will be found on foot accessed via the footpath on the right after a short distance as indicated by our D&S TO LET board.



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

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.



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