



5 Weaver Row, Garston Lane, Wantage

£1,250 PCM

- Two Bedroom House
- Living Room
- WC
- Second Double Bedroom
- Private Rear Garden
- End of Terrace
- Fitted Kitchen
- Master Bedroom with Ensuite
- Bathroom
- Garage



DESCRIPTION

This well-presented two bedroom end-terrace property enjoys a sunny low maintenance rear garden, a convenient location within easy walking distance to the town centre and local amenities such as Waitrose as well as good commuter links and local bus services.

The accommodation is offered for let unfurnished and in good decorative order throughout and benefits from a well-appointed kitchen affording an integrated oven and gas hob with extractor hood overhead & white goods, a cloak room in addition to a light and airy living room featuring french doors opening out onto the garden.

To the first floor there are 2 good sized double bedrooms, both with built in wardrobes, an en suite shower room and a family bathroom.

Adjacent to the property there is one single garage and gated access to the enclosed rear garden with an attractive patio and raised decking area, perfect for al fresco dining. Photos from Gallery.

Available 15th July 2022.

*please note the landlord may consider a well behaved pet for an additional fee.

SERVICES

All mains services connected.

Gas fired central heating via radiators

EPC Rating: C

Council Tax Band: C

A non-refundable holding deposit the equivalent of 1 weeks rent totalling £288.00 is required to reserve this property.



LOCATION

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		91	77
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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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