



20 Hill View, Kingston Lisle, Wantage

£1,200 PCM

- Village location
- Cloakroom
- Patio
- Enclose rear garden
- Council Tax Band C
- Large living room
- Family bathroom
- Three Bedrooms
- Available October 2022
- Un-furnished



DESCRIPTION

Beautifully presented mid terraced house located along a quiet cul-de-sac in the popular village location. The property benefits from large living room with open plan kitchen., cloakroom, two double bedrooms further single and family bathroom.

To the rear of the property is a south facing garden with gated patio area and outbuildings.

Available 10/10/2022.

Unfurnished. Council tax band C. EPC rating E

To reserve this property, a non-refundable holding deposit the equivalent of one week's rent totalling £276.00 is required.

Kingston Lisle is at the foot of the Berkshire Downs escarpment 64 miles (103 km) west of London. The local town is Wantage 5 miles (8 km) to the east, and the large town of Swindon is 10 miles (16 km) to the west. The village is at the foot of Blowing Stone Hill and is one of many spring line settlements at the foot of the scarp of the White Horse Hills. The Uffington White Horse, Uffington Castle and the Ridgeway are nearby. The village has one public house, which is also a restaurant. The village area is served by Uffington Primary School just over 2 miles (3 km) away, to which there is a free bus service.

Kinston Lisle is also home to several racehorse trainers, being 5 miles (8 km) from the horse racing centre of Lambourn.



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	52	53
(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			
(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			
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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