



## 4 Franklin Gardens, East Hanney Wantage £3,000 PCM

- Start Date Flexible
- High specification throughout
- Large enclosed garden
- Long term let available
- Didcot Parkway in 15 mins (London 40 mins).
- Brand new, former show home
- Double garage
- Integrated appliances
- Excellent schools in the vicinity
- Beautiful Views



This stunning, four bedroom, energy efficient former show home built to a very high specification by Bovis homes, providing c.2400 sq ft of spacious family accommodation.

Situated on the edge of this highly sought after village with views over green space and fields to the front elevation. Features of note include a stunning kitchen/dining/family room with full length glazed doors fitted with a high quality range of Neff and Bosch appliances and featuring a kitchen island (with halogen hob and not gas as depicted), large sitting room with French doors and separate study/ground floor bedroom, fitted utility and WC.

To the first floor there is a master bedroom with a walk in dressing room and an en suite shower room, second bedroom with fitted wardrobes and an en suite shower facility, two further generous doubles and there is also a large family bathroom with a bath and shower cubicle.

Outside the property benefits from a double garage adjacent with two further parking spaces in front, with a large enclosed turfed garden to the rear.

EPC: B

Council Tax Band: G

AVAILABLE IMMEDIATELY

A non-refundable holding deposit of one weeks' rent is required to reserve this property totalling £692.00

\*\*\*VIDEO TOUR AVAILABLE UPON REQUEST\*\*\*

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).



## DIRECTIONS

Leave Wantage on the A338 in the direction of Abingdon/Oxford, and on entering the village of East Hanney take the first turning left into East Hanney and then first right into the development and first right again, where the property can be found after a short distance as identified by our D&S TO LET board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		86	92
(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			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

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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