



7 Fyfield Close, Wantage Oxfordshire
£1,450 PCM

- Semi-Detached House
- Close to all amenities
- Driveway Parking
- Family Bathroom
- Unfurnished
- 3/4 Bedrooms
- Conservatory Room
- Private Rear Garden
- WC
- Available 21st October 2022

An extremely well appointed, three/four bedroom semi-detached house situated in a quiet, yet convenient location, close to Wantage town centre and all its amenities.

The property offers a modern well-appointed kitchen, a good sized sitting/dining room with an attractive feature fireplace and conservatory to the rear. The former garage has been converted into a cloakroom as well as a separate dining room/study/family room/bedroom four.

The property also benefits from three good sized first floor bedrooms, all with built in wardrobes and a modern family bathroom.

Outside the property to the front is mainly laid to hard standing providing off road parking for two/three vehicles, and to the rear there is an enclosed garden attractively planted with shrubs and herbaceous borders.

A non-refundable holding deposit of £334.00 will be required to reserve this property

EPC rated D

VOWH Council Tax Band D

Available from mid October 2022

Pets may be considered

SERVICES

All mains services connected.

Gas fired central heating via radiators.



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			
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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