



1 Portway Close, East Hendred, Wantage £1,600 PCM

- Close to the Ridgeway
- Good Sized Garden
- Two Bathrooms
- Ensuite
- Rear Garden
- Lovely Spacious Property
- Four Bedrooms
- Car Port
- Bathroom
- Available January 2023



DESCRIPTION

We are pleased to be able to offer to let a modern well proportioned four bedroom house on this stunning development in East Hendred.

The accommodation includes entrance hall, cloakroom, open plan kitchen/dining with doors that open out to the patio and rear garden, utility room lounge and study. From the kitchen you can access the utility room and the outside. The first floor offers a master bedroom with built-in wardrobe and ensuite shower, three further bedrooms and a separate bathroom. Carport parking with 2nd space in front.

Council Tax Band D

EPC rating B

Available unfurnished January 2023.

Non-refundable holding deposit £369.00

East Hendred is a highly sought after downland village with two church primary schools, a shop, two churches, a gastro pub and two further restaurants/country inns as well as an award winning Vineyard. Further information on a host of community clubs, events and organisations can be viewed by accessing the website <http://www.hendred.org/>. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets. There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools. East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand.



LOCATION

DIRECTIONS

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		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



DOUGLAS & SIMMONS

26 Market Place

Wantage

Oxfordshire

OX12 8AE

Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk

www.douglasandsimmons.co.uk

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