



50 Hiskins, Wantage

£1,325 PCM

- Exceptionally presented
- Dining room/Conservatory
- Driveway parking for a number of vehicles or a motorhome
- 2 good sized bedrooms
- VIDEO TOUR AVAILABLE
- Kitchen/breakfast room
- Attached garage
- Study/bedroom 3 with adjacent WC
- Low maintenance rear garden
- Available immediately



DESCRIPTION

SUITABLE FOR A PROFESSIONAL COUPLE.

An exceptionally refurbished, extended and generously proportioned two/three bedroom semi detached property. The property is presented in excellent order throughout, where the accommodation notably includes a spacious open-plan living room leading to a high quality refitted kitchen/breakfast room and a dining room with French doors opening to the rear garden.

The ground floor also offers a versatile study/bedroom three, with an adjacent cloakroom facility. To the first floor there are two good sized bedrooms and a bathroom.

Externally, the property benefits from a rear garden laid to low maintenance which offers a good degree of privacy, and to the front there is a generous drive and gravelled frontage providing parking for several vehicles which in turn leads to an attached garage and a storage shed.

SERVICES

All mains services connected.
Gas fired central heating.

EPC Rating D. Council Tax Band C.

Available immediately, un-furnished.

To reserve this property, a non-refundable holding deposit the equivalent of one week's rent totalling £305.00

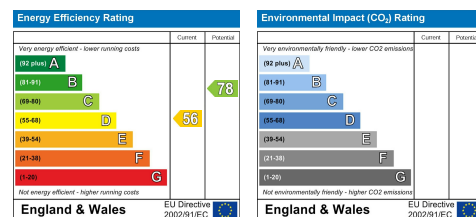


LOCATION

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 our offices in Market Place via Mill Street, continue to the double mini roundabout and go straight over continuing on the A417 taking the turning right into Winchester Way, proceed taking the 4th turning left at the right hand bend into Stockham Way, continue turning left into Hiskins and follow the road around the right where the property will be found on the right as identified by our D&S For Sale board.



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.



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk