



30 Priory Orchard, Wantage

£1,325 PCM

- Three Bedroom Terraced House
- Spacious sitting/dining room
- Ground Floor Cloakroom
- Double Glazing
- Close proximity to Wantage town centre
- Modern Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Garage in a nearby block
- Gas Central Heating



DOUGLAS & SIMMONS

DESCRIPTION

A well presented three bedroom mid-terrace property, situated in this sought after cul-de-sac location within walking distance to the centre of Wantage.

The neutrally decorated accommodation comprises entrance hall with a cloak room and a spacious sitting/dining room with a bay window to the front and patio doors to the rear garden creating a light and airy living space.

The ground floor accommodation is completed with a modern refitted kitchen with integrated appliances which also provides access the garden. To the first floor there are two double bedrooms both benefiting from built in wardrobes, a further single bedroom and a family bathroom with a shower over the bath.

Outside the property enjoys a private rear garden. Additional benefits include a single garage in a nearby block.

Council Tax Band C

EPC Rating C

Available 24/03/2023

Un-Furnished.

A non-refundable holding deposit the equivalent of one week's rent totaling £305.00 is required to reserve the property.

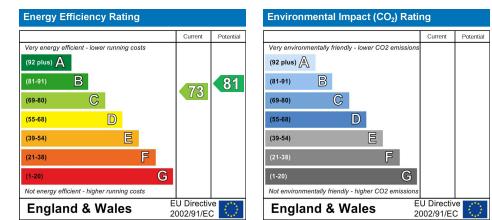


LOCATION

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 Wantage town centre via Mill Street and at the double mini roundabout turn left onto Ham Road and then the first left into Priory Orchard. Proceed down and follow the road to the end and turn right where the property can be found 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