



## 15 Post Office Lane, Wantage

£775 PCM

- Town Centre Location
- Excellent Road Links
- Spacious Living Room
- Available End Of January



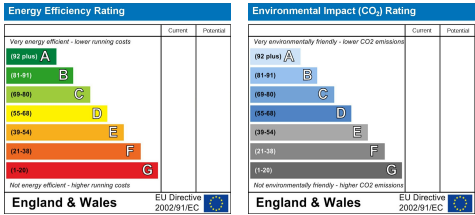
## DESCRIPTION

Modern town centre house offering large living room, modern fitted kitchen, double bedroom further 2nd bedroom/study and family bathroom. The property benefits from gas central heating UPVC double glazing Council tax is band B. One parking space located a short walk away Available 1st week of Feb. HOLDING FEE £173.00

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/Milton Park is situated to the east with a main line train station to London (Paddington c.45 mins). Also good public transport is available from Wantage to Harwell and Oxford. The amenities are comprehensive offering a wide choice of shopping and recreational facilities.

## LOCATION

## DIRECTIONS



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can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.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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