



6 Valence Court Aston Road, Bampton

£1,200 PCM

- Modern town house
- Modern kitchen with integrated appliances
- Ensuite to two bedrooms
- Enclosed south facing garden.
- Available now
- Living room with fireplace
- Three double bedroom.
- Additional family bathroom
- Two allocated parking spaces
- Council tax band D £1803.29



A well-appointed cotswold stone cottage style three bedroom mid-terrace property located on a small exclusive development, situated in the highly sought after village of Bampton.

The well-presented and newly decorated accommodation is arranged over 3 floors and comprises entrance hall, living/dining room with feature fireplace, a cloakroom and a modern kitchen affording an array of built in appliances. To the first floor there are 2 double bedrooms one with ensuite as well as a family bathroom with the master bedroom and en-suite facility occupying the top floor. Outside the property affords an enclosed south westerly facing rear garden and 2 allocated parking spaces within the graveled communal courtyard. Council tax band D £ 1803.29.

FEES APPLY £120 per person over 18 and £120 admin fee per property (other fees may apply) for more information on our fees please visit our website www.douglasandsimmons.co.uk

Bampton sits close to the edge of the Cotswolds and is one of the oldest and prettiest villages in the area. While it retains much of the character of the traditional Cotswold village it is also a hive of activity with a multitude of events taking place throughout the year. Bampton is also the envy of many of the neighbouring villages in that it boasts an excellent array of amenities for a village of its size. It has a post office, bank, library, five function facilities, a sports ground and pavilion; an art gallery, two churches, a primary school and of course a market square. It also has a wide array of shops including a Co-op and service providers, both within the village and with the area. Excellent fast route access with the A420 Oxford - Swindon route within 15 minutes. Witney c.6 miles.



DIRECTIONS

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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		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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