9 Rolls Court, Wantage

£1,150 PCM

- Semi detached house
- Dining area
- Three bedrooms
- Enclosed garden
- Furnished
- Living room
- Fully fitted kitchen
- Family bathroo
- Garage
- Town location

DOUGLAS & SIMMONS

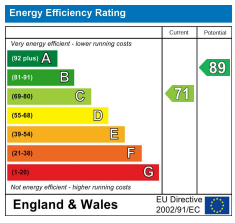
A Spacious three bedroom house located within a private cul-de-sac and with a five minute walk to the centre of Wantage. The property comprises, entrance hall, living room with dining area, fully fitted kitchen with white goods on the ground floor. The first floor offer two double bedrooms, additional good sized single bedroom and family bathroom. Pets are considered at this property.

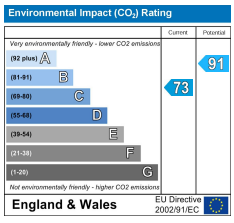
The property benefits from gas central heating, enclosed and private rear garden, garage with additional parking in front. A viewing is highly recommended. Call Douglas and Simmons on 01235 766222 to make an appointment to view. Available September. The 2018/2019 council tax for your band D property is £1809.24

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

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.

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

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.

The Property Ombudsman

DOUGLAS & SIMMONS

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