



48 Harcourt Road, Wantage

£1,425 PCM

- Four Bedrooms
- Dining Room
- Three Double Bedrooms
- Parking for Two Vehicles
- Unfurnished
- Living Room
- Conservatory
- Great Location
- Available August 2022
- Council Tax Band D



DESCRIPTION

A spacious four bedroom family home fronting a small green but with off-street parking, situated in catchment area for good schooling. Available from 8th August 2022.

The property offers an open-plan family living space from the kitchen, large conservatory spanning the full width of the property (with underfloor heating), which leads out to the good-sized, private and enclosed garden. The accommodation further boasts a separate living room, utility, cloakroom and wet room. On the first floor are three double bedrooms and a single bedroom plus a modern family bathroom.

Off street parking for two vehicles to the front of the property.

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).

Available 8th August 2022. Un-furnished.

EPC Rating D
Council Tax Band D

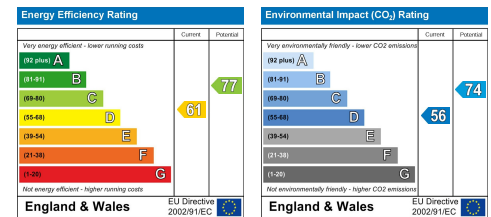
A non-refundable holding deposit the equivalent of one week's rent totalling £328.00 is required to reserve the property.

*Please note that some of the internal pictures only are from agents archive.



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:-

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
- All measurements are approximate



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

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

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.

