



74 St Gabriel's, Wantage

£1,600

- Two parking spaces
- Town centre location
- 1st floor living room
- Enclosed garden
- Energy efficient home
- Available late November
- 3 bedrooms, en suite
- Kitchen/dining/family room
- Gas central heating



DESCRIPTION

A superb town house located in the heart of Wantage town centre. The property offers spacious living accommodation split over three floors and offering, entrance hall, modern fitted kitchen dining/family room with patio doors leading into the enclosed and private garden. The first floor offer living room, double bedroom and family bathroom. The second floor two further double bedrooms and en-suite shower to the master bedroom. The property benefits from gas central heating, UPVC double glazing and two allocated parking spaces. Available November, Council Tax Band E. EER-B

A non-refundable holding fee of £369.23 is required to reserve this property.

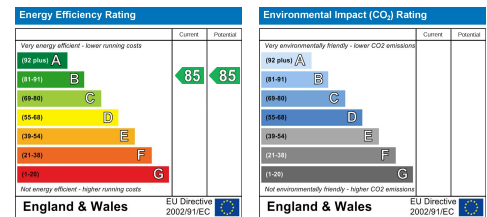
Agents note: Pictures are from archive (new ones on order)

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.



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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