





The Annexe 11b Cuttlebrook House, Charlton Village £1,200 PCM

- Newly Refurbished Character Property
- Spacious Accomodation
- Close to Local Amenities
- Shower room
- Un-Furnished

- Walking Distance To Wantage Town
- Parking For One Car
- Two/Three Bedroom Property
- Fitted Kitchen
- Video Tour Available



DOUGLAS & SIMMONS

DESCRIPTION

NEWLY REFURBISHED TO A VERY HIGH STANDARD

A spacious period annexe, newly refurbished throughout, located in a great location for easy access to, Wantage, Harwell and Didcot.

The accommodation includes a modern fitted kitchen with integrated appliances, living room, utility room, shower room and either a third bedroom or study on the ground floor.

To the first floor are two spacious double bedrooms and built in storage off the landing.

SUITABLE FOR A SINGLE PROFESSIONAL OR COUPLE.

Allocated parking space on the drive for one vehicle

Gas central heating.

Available unfurnished immediatley.

Council Tax Band C EPC Rated E Rent includes Water rates.

A non-refundable holding deposit of £276.00 will be required to reserve this property

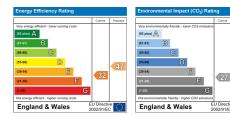
VIDEO TOUR AVAILABLE





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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