



ROSE COTTAGE

Hyde Road, Denchworth, Wantage OX12 0DU



Description and Situation

Rose Cottage is an attractive, three bedroom, thatched property with a large garden to the rear and off road parking for two cars. The property is situated in the delightful village of Denchworth to the north of the nearby market town of Wantage (4.5 miles) in rural Oxfordshire. Wantage provides a wide range of services including supermarkets, chemists, a secondary school and private childcare. The A34 (7.8 miles) provides quick links to Abingdon and the M4 and M40 motorways. Didcot Parkway Station on the Great Western Mainline is within 10.5 miles, with journey times to London Paddington of 45 minutes.

Directions

From the A338 heading southbound towards Wantage, head straight over the roundabout past Williams F1 Racing and turn right after a quarter of a mile following the sign towards Denchworth on Oxford Lane. Go straight ahead at the next double roundabout and take the second exit onto Denchworth Road at the following single roundabout. At the final mini-roundabout go straight ahead and immediately right onto Denchworth road.

Proceed onto Denchworth road for just over a mile until you reach a T junction, at which you will take a left to find the cottage on your right just 30 yds down the road.

Accommodation

Ground Floor:

Entrance Hall (1.82m x 0.99m)

Sitting Room (4.43m x 4.22m) with a large inglenook fireplace.

Lounge (4.23m x 4.35m) with a wood burning stove.

Kitchen (7.05m x 3.17m) situated in a modern extension with an attractive glazed roof housing with slate floor and units including a built in electric oven, hob and fridge/freezer. There is also a space for a kitchen table.

Rear Hallway (3.31m x 1.20m) leading to a combined **Cloakroom and Utility** (1.86m x 2.84m - incl. Utility cupboard) with basin, W/C and plumbing and electrics for a washing machine and tumble dryer. The majority of the property benefits from exposed original wooden beams.

First Floor:

Bedroom 1 (2.58m x 4.21m) with walk in wardrobe.

Bedroom 2 (4.35m x 2.49m)

Bedroom 3 (1.85m x 3.38m)

Bathroom (2.63m x 1.66m) with W/C, Basin and Shower over a bath. (All measurements are approximate).

Heating & Services

Mains water, drainage and electricity are connected. Heating is oil fired. BT telephone and broadband services are available in the area. All outgoings are the responsibility of the Tenant. The property benefits from under floor heating in the Kitchen and Lounge and radiators throughout the remainder of the property.

Furnishing

To be let unfurnished with floor coverings and built-in appliances only. A photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the tenant.

Availability & Viewing

The property is available from **29th September 2021**. Viewings only by appointment through Adkin. Telephone: **01235 862888** Email: **mail@adkin.co.uk**

Local Authority

Vale of White Horse District Council

Council Tax—Band F 2021/22: £2,842.17 per annum

Tenants

Non smokers only. Pets considered. All outgoing payments are the responsibility of the Tenant.

Tenancy Costs

Rent: £1,300 pcm

Deposit: £1,500

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT.

Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all



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