



## 2 St. Anne's Mews, Wantage

£1,100 PCM

- Semi detached house
- Modern kitchen with integrated appliances
- Three double bedrooms
- Additional family bathroom
- Available in June 2019 unfurnished
- Open plan living room
- Cloakroom
- Ensuite to master
- Off street parking for 2 vehicles
- Council tax band D is £1809.24.



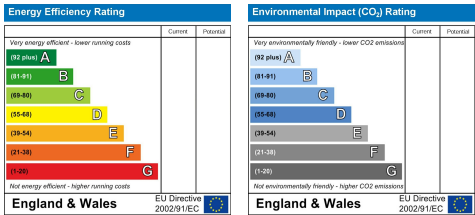


Modern centrally located semi detached house offering entrance hall, with cloakroom off, open plan living room and kitchen with integrated appliances. The first floor offers two double bedrooms , ensuite to master and additional family bathroom. The property benefits from being centrally located in the town center of Wantage and has two parking spaces to the front. Available unfurnished in June 2019. The 2018/2019 council tax for your band D property is £1809.24.

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.



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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26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)