



TO LET

Wyatt Close, High Wycombe  
£1,700 pcm + security deposit

A very attractive 2/3 bedroom mid terrace modern house in a quiet residential area - near town and trains.

- Pleasant mid-terraced house
- Rear garden
- 2 allocated parking spaces
- 2/3 bedrooms
- Energy rating grade C
- Gas Central Heating
- Double glazing
- Close to town and trains
- Modern kitchen/breakfast room
- Close to J4 of M40





**£1,700 pcm +  
security deposit**

Wyatt Close,  
Downley,  
High Wycombe  
HP13 5YX

This very attractive mid-terrace property comes to the market on a mainly unfurnished basis and will be available from 28/07/25. Situated in an established and popular development, the accommodation comprises entrance hall, a good size living room, well equipped kitchen/breakfast room with an area for a table and chairs, doors to an enclosed rear garden, upstairs to two double bedrooms plus a study/nursery/dressing room, modern bathroom with bath and shower over. Other features of this property include - 2 allocated parking spaces, a garden shed, under stairs storage, some items of wooden furniture remain (please ask for details), double glazing, gas central heating and the kitchen appliances include a washing machine, dishwasher, oven, hob and fridge freezer. AVAILABLE 28TH JULY 2025. One pet might be considered. NB The third bedroom could not be used as a formal bedroom due to its size. The council tax is band C (Buckinghamshire County Council) and the EPC rating is grade C.

Managed by a Propertymark member agent with full client money protection.

**IMPORTANT** - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the

#### >> Key Features

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final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

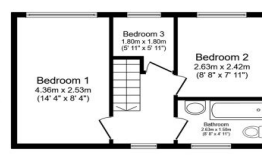
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.







Ground Floor  
Floor area 33.1 sq.m. (356 sq.ft.)

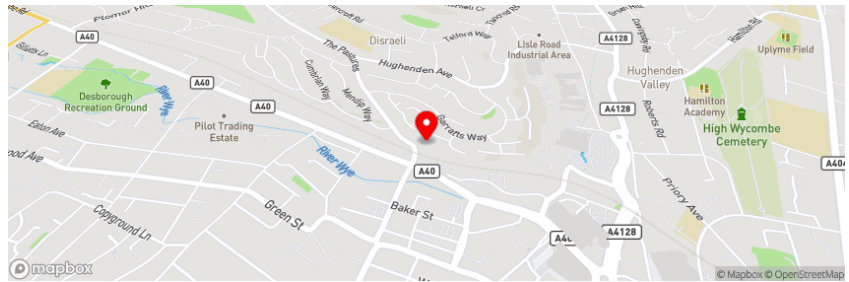


First Floor  
Floor area 32.1 sq.m. (346 sq.ft.)

Total floor area: 65.2 sq.m. (702 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Area measurements, floor areas (including any total floor area), openings and orientations are approximate. The reader is recommended to consult the relevant sales for the property and its full floor area. No liability is taken for any error.

## Directions



Certificate Number : 0147-2832-7873-9296-6325

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>87</b>
69-80	<b>C</b>	<b>70</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0147-2832-7873-9296-6325>

## Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.