



High Street, Watlington, Oxfordshire

TO LET: £1,750 Per Calendar Month

A very well presented three bedroom character townhouse situated in the heart of the market town of Watlington. EPC exempt. UNFURNISHED. AVAILABLE NOW. CONTACT B&B LETTINGS 01844 354554.

- TOWN CENTRE LOCATION
- CHARACTER PROPERTY
- PRIVATE COURTYARD GARDEN
- OVER THREE LEVELS
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- KITCHEN BREAKFAST ROOM
- SORRY NO PETS

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description:

A very well presented three bedroom character cottage situated in the heart of the market town of Watlington.

Accommodation comprises;

GROUND FLOOR:

Hallway
Utility room
Kitchen/breakfast room with appliances
Downstairs W/C

FIRST FLOOR

Living room
Two double bedrooms
Family bathroom with shower over bath

SECOND FLOOR

Bedroom three/Office

The property also benefits from a courtyard garden.

Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites.

Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band B

Terms:

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Restrictions:

No pets

(If pet permitted the landlord reserves the right to increase the rent)

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions:

Viewings strictly via the agents:
Bonners and Babingtons

01844 354554

