



8 The Woolpack, 16 Church Street, Wantage, Oxfordshire, OX12 8BL

£1,050 PCM - 26th April 2025

- Double Bedroom
- Unfurnished with Appliances
- Conversion with Character Features
- Contemporary Kitchen/Living Room
- Allocated Parking Space
- Bay Windows
- Great Central Location

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Character one bedroom apartment, converted within a former Grade II listed public house of just eight apartments, situated in the historic town centre a stone's throw from the Market Square. The apartment has its own private entrance, leading into entrance hall, kitchen including gas hob, electric oven, washing machine, fridge/freezer and dishwasher. Open plan living room with bay window to the front and built in storage cupboard. . Double bedroom with bay window and en-suite shower room. Allocated parking space. Gas heating to radiators. Communal bike racks. Wantage offers excellent town centre amenities as well as access to the A34/M4 and M40. Lovely countryside, including the Ridgeway and White Horse Hill within each reach. EPC Rating C. Council Tax Band B. The property is ideally suited to single occupancy.

The Ofcom Broadband Checker states there is:

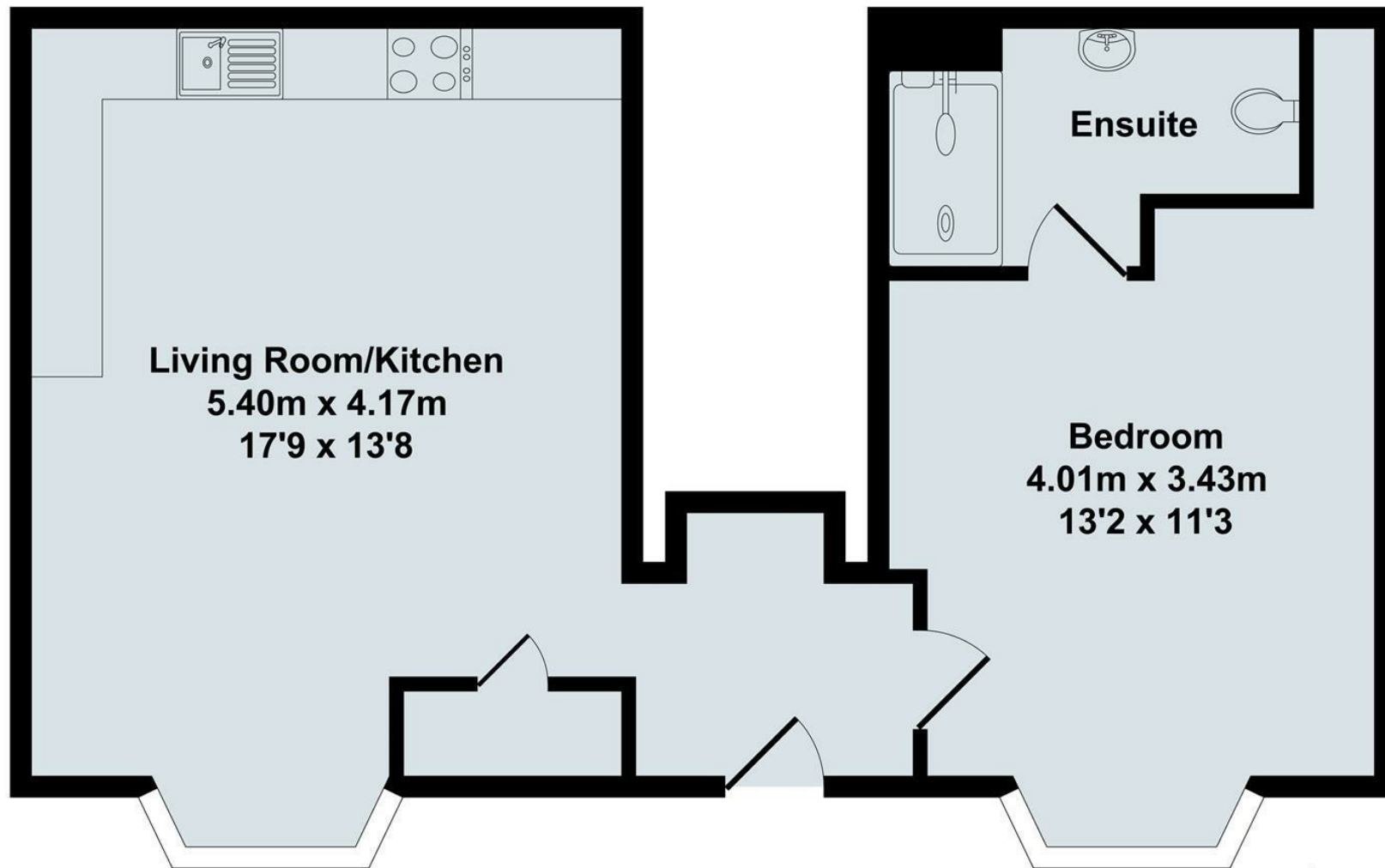
- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: B




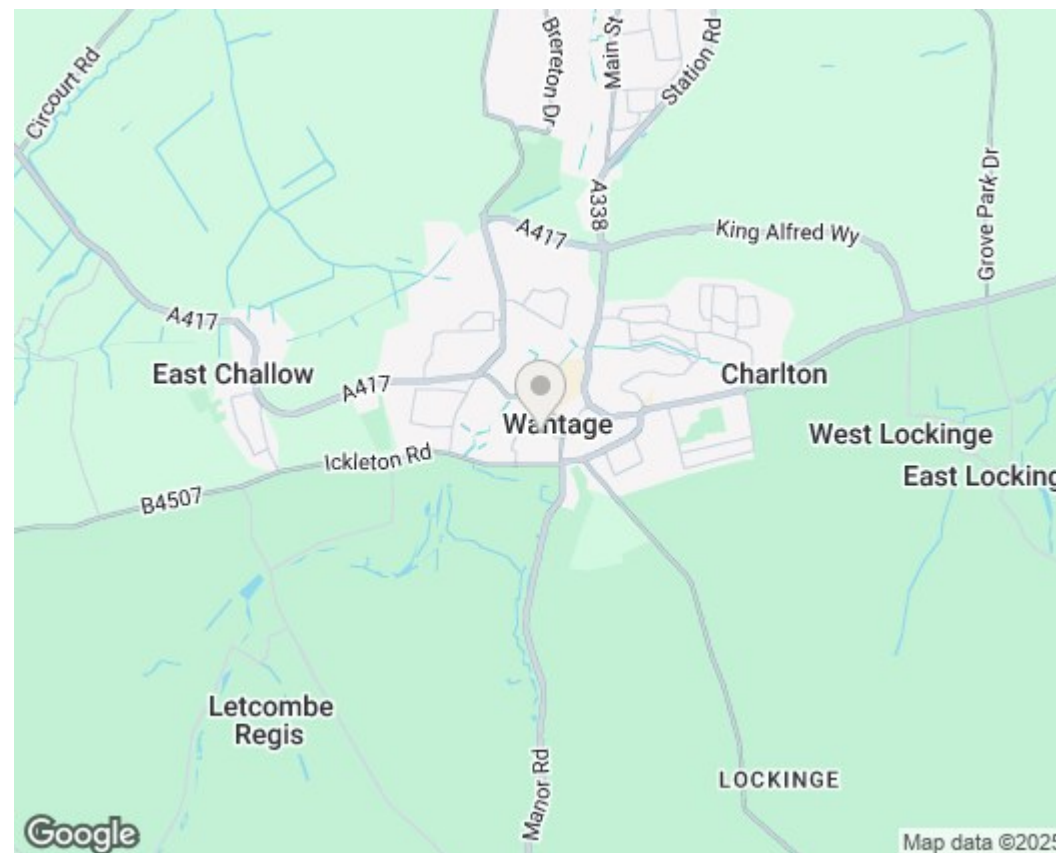


Total Approx. Floor Area 44.63 Sq.M. (480 Sq.Ft.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

Viewings

Viewings by arrangement only. Call 01235 773999 to make an appointment.

Council Tax Band

B