



## 49 Rooks End, Grove, Wantage, Oxfordshire, OX12 7FD

£1,700 PCM - 9th February 2026.

- Four Bedrooms
- Master Suite on Top Floor
- EPC Rating B
- Light, Bright Living & Dining Room
- Enclosed Garden with Side Access
- Council Tax Band D
- Kitchen including Appliances
- Garage and Driveway Parking

# 49 Rooks End, Wantage OX12 7FD

Presented to a high standard, Semi-detached, four bedroom townhouse with two en-suite bath/shower rooms, plus a family bathroom. Three of the bedrooms are doubles and one single. The living/dining room is light and bright and has doors onto the garden. Separate kitchen including appliances. Ground floor cloakroom. Gas central heating. Enclosed garden with side access. Garage plus driveway parking. Overlooks green to the front EPC Rating B , Council Tax Band D.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

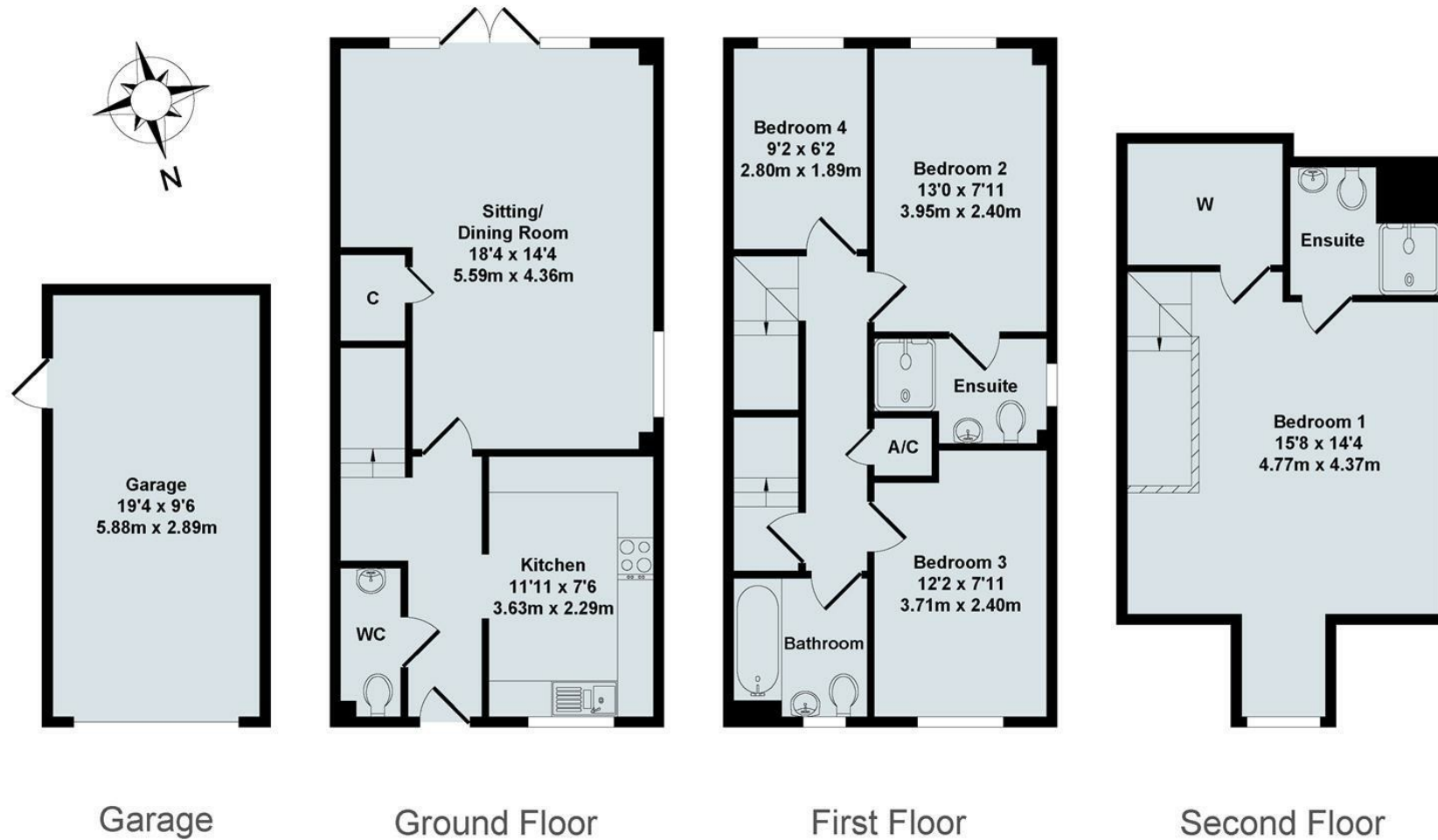
When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: D







Total Approx. Floor Area 1376 Sq.Ft. (127.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"




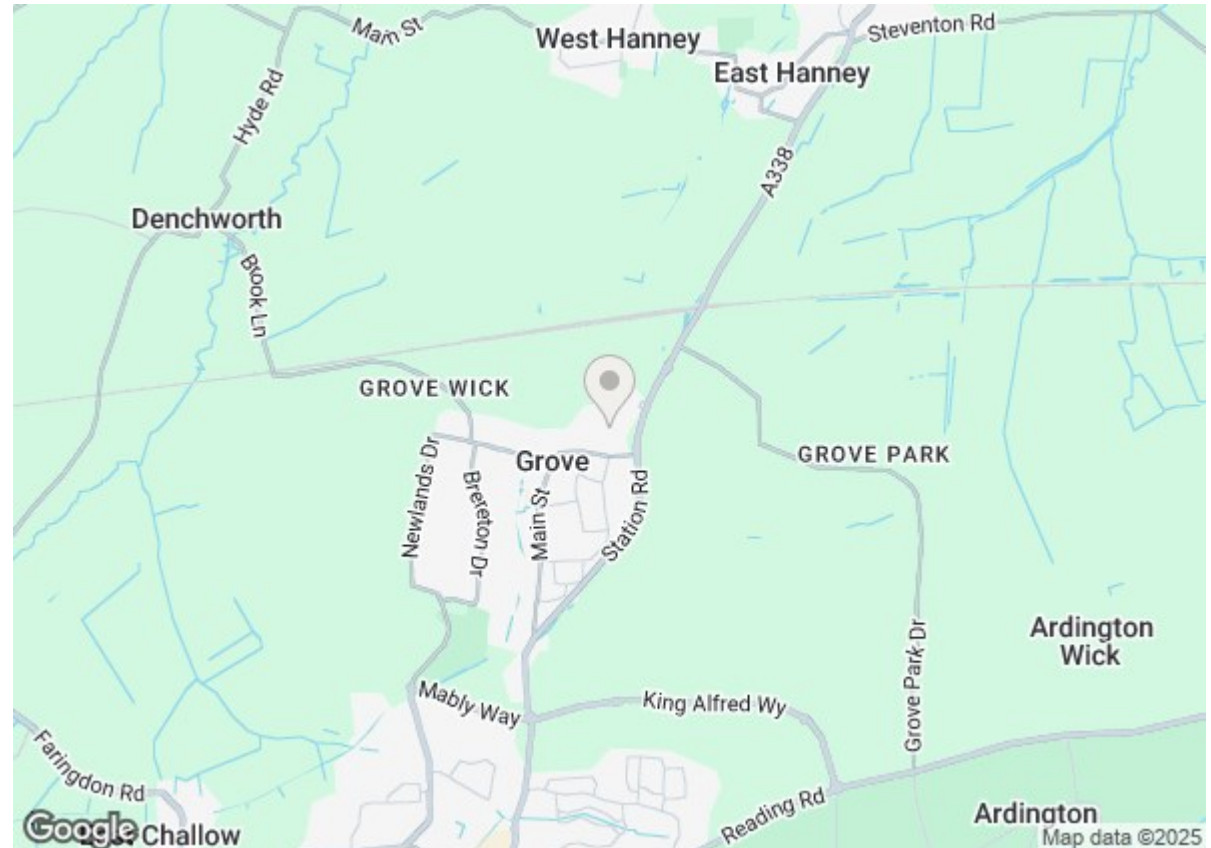






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Directions

Williams roundabout (williams on right) development is on right handside - Bellway Homes (don't confuse with Bellwood which is Clive Robson!)

## Viewings

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

## Council Tax Band

D