



37 Conduit Hill Rise
THAME


Colombs

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Thame
Oxfordshire
OX9 2 EJ

A delightful three bedroom property with driveway parking and separate garage with views over the phoenix trail and farmland.

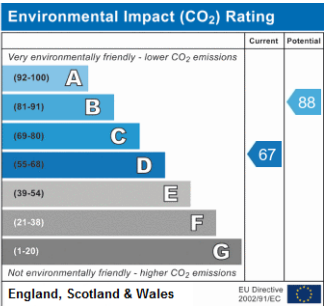
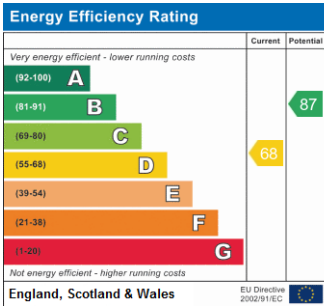
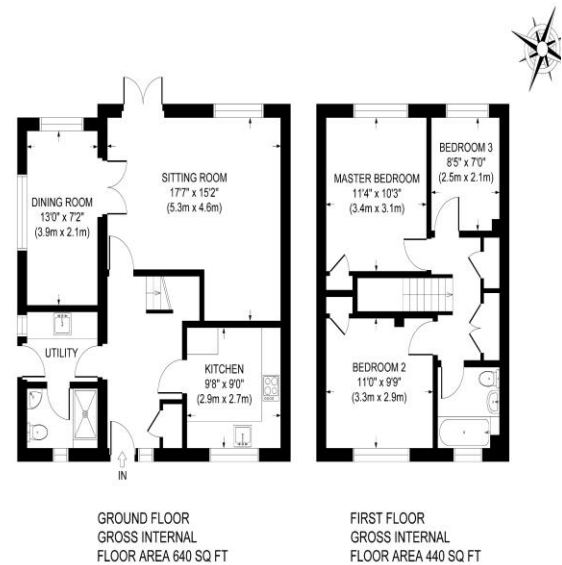
Sitting Room | Kitchen | Dining Room | Downstairs Shower Room | Kitchen with separate utility | Two double bedrooms | Single bedroom | Family bathroom | Garden | Driveway parking | Separate garage |

Price £1695.00 pcm

Extended three bedroom property within walking distance of the town centre

This property is a well presented three bedroom end of terrace family home set at the end of a cul de sac. The property has two reception rooms, a well appointed kitchen, separate utility room and shower room on the ground floor. Two double bedrooms and one single bedroom are located on the first floor with the family bathroom.

Availability – Early January 2025, Long term
Unfurnished with white goods
Restrictions – No Smokers, pets considered
Outgoings – Utility accounts such as gas, electric, water, council tax, phone, tv, broadband and insurance are the responsibility of the tenants throughout the tenancy
Local Authority – South Oxfordshire District Council
Deposit – The equivalent of five weeks rent
Holding deposit – Equivalent of one weeks rent will be required upon accepted application(s). Please apply to Colombs for more details.
Anit Money Laundering (AML) You will need to provide full ML details for each applicant at the time of submitting the application(s)



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These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.