



Paul Pieri

Wantage

Letting at £1,700pcm

Wantage,  
Oxfordshire OX12 8DJ









- Available early November for an initial 12 month let
- Holding deposit £392.31, tenancy deposit £1,961.53
- Unfurnished, with kitchen appliances
- Parking permit for nearby car park included
- Minimum qualifying income £51,000 per annum (combined tenants)

## Wantage

£1,700pcm

A beautiful three-bedroom, three story semidetached townhouse located a short walk from Wantage Marketplace and benefiting from a parking permit for a single vehicle in a nearby car park. This stunning home has character features throughout to include open fireplaces harlequin quarry tiled flooring and exposed timber floorboards. The ground floor accommodation comprises a sitting room with bay window and open fireplace to the front of the property, at the rear is a dining room and a modern kitchen recently refitted in a traditional style. To the first floor are two double bedrooms and a refitted shower room and stairs rise from the first-floor landing to the second floor where the master bedroom and a luxurious and spacious family bathroom are located. At the rear of the house is a small garden with a patio area adjacent to the kitchen opening onto a small lawn garden enclosed by timber fencing and contained within is a timber storage shed. A side passageway provides pedestrian access to the garden via a garden gate. The property is available to let on a unfurnished basis, but kitchen appliances and window coverings/shutters/blinds will remain.

### Directions:

From Wantage Market Place proceed onto Newbury Street crossing the traffic lights where the property can be found after a short distance on the left-hand side.

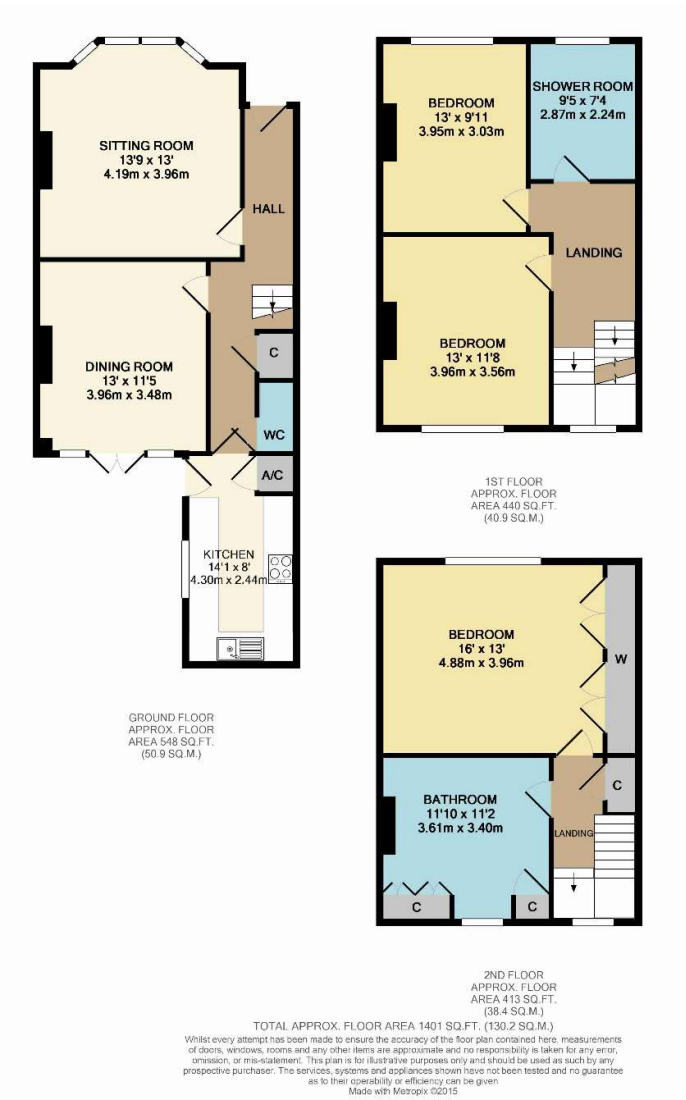
For more information or to arrange a viewing please contact:

**Wantage**  
3b Newbury Street  
Wantage  
Oxfordshire, OX12 8BU

**Sales**  
Tel 01235 763611  
Email [sales@paulpieri.co.uk](mailto:sales@paulpieri.co.uk)  
Web [www.paulpieri.co.uk](http://www.paulpieri.co.uk)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

Paul Pieri Estate Agents Limited. Registered in England and Wales. Registered Number 10485522.  
Registered address Maple Suite, 10-12 High Street, Hungerford, Berkshire, United Kingdom, RG17 0DN.  
Directors: Paul Pieri & Lorna Pieri

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Paul Pieri Estate Agents Limited and no guarantee as to their operating ability or their efficiency can be given.

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