



60 West Lockinge, Wantage, Oxfordshire, OX12 8QE



*Lockinge
Estate*

THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN WEST LOCKINGE AND FORMING PART OF THE LOCKINGE ESTATE

SITUATION

No 60 West Lockinge is a three bedroom semi-detached property situated in a no through lane in West Lockinge and backs onto paddocks. The Property forms part of the Lockinge Estate. The nearby village of Ardington provides a village shop, public house, nursery and village hall, with schools at East Hendred and Wantage. Access to Oxford and the M4 motorway is via the A34 - approximately 5 miles.

ACCOMMODATION

Ground Floor: Hallway
Sitting Room
Kitchen/Diner with spaces for electric/gas cooker, fridge and plumbing for a dishwasher
Rear Hall
Utility Room with plumbing for a washing machine and space for a tumble dryer
Cloakroom

First Floor: 3 Bedrooms
Bathroom comprising bath with shower over, basin and WC

Outside: Garden to the rear
Garden Store
Single Garage

HEATING & SERVICES



Mains electricity, gas and drainage are connected



Water via Lockinge Estate's private supply.



All outgoings are the responsibility of the Tenant, including transfer/connection fees for the telephone which is subject to British Telecom regulations.

TENANTS

The Property would suit a couple or family. Pets considered.
No smoking.

ARB/LT/Particulars/60 West Lockinge – Particulars prepared April 2022.
Photographs taken January 2022.

EQUIPMENT

To be let unfurnished with floor coverings.
An inventory and schedule of condition will be taken at the start of the tenancy, with a copy being supplied to the tenant.

COUNCIL TAX

Vale of White Horse District Council – Band C (£1,853.58, 2022/2023)

TERMS AND AVAILABILITY

Available immediately for a period of twelve months.

TENANCY COSTS

Rent: £1,300 per calendar month payable by direct debit
Deposit: £1,300 payable upon signing the Tenancy Agreement

VIEWING

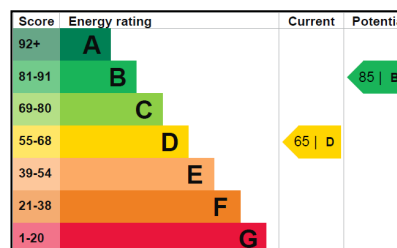
Strictly by appointment only, through the Lockinge Estate Office, telephone 01235 833200

DIRECTIONS

From Wantage take the A417 towards Rowstock. After approximately 1½ miles take the first right turn to West Lockinge. Take the next turning left into the no through lane. The property will be found on your left hand side.

ENERGY PERFORMANCE CERTIFICATE

Rated: D



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS, AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent or part thereof and deposit will be required before handing over the keys for occupation. Only cash, BACS or building society counter cheque will be accepted at this stage. Future rent payments will be required on a direct debit basis, unless stated otherwise. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.