

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

To Let : Coombe Terrace, Hambelden , RG9 6SH

A beautifully presented 3-bedroom semi-detached flint cottage in the scenic surroundings of Hambelden Valley .



The property is accessed through the main entrance porch way. To the right it opens up to a characterful lounge with working fireplace and downstairs cloakroom with door to the rear garden. To the left the large dining/ living space, also with wood flooring and working fireplace. The kitchen was refitted approximately 5 years ago with contemporary gloss fronted units and laminated worktop and ceramic tiles splash backs. Appliances include an electric oven, ceramic hob, extractor fan, dishwasher, fridge freezer and washing machine housed in the utility room. Upstairs there is a large master double bedroom, with walk in wardrobe, and two further bedrooms. The family bathroom consists of a bath with overhead shower.

Outside there is a large driveway with space for two to three cars with access to the large rear lawned garden with paved terrace and views across the valley.

To Let: £3,250pcm Unfurnished EPC rating E

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

To Let: Coombe Terrace, Hambelden , RG9 6SH



- Local Authority: South Oxfordshire District Council
- Council Tax: Band F
- Energy Performance Certificated: Band E
- Rent: £3250 per calendar month exclusive of all connected utilities and council tax
- Term: A minimum term of 12 months unless otherwise agreed in advance.
- LPG gas, mains water and electric.
- Please note the loft space is excluded from tenants use.

All negotiations for any rental contract are ‘Subject to Contract’ and ‘without prejudice’.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks’ rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151