

SIMMONS & SONS



Shiplake Bottom, Peppard Common £1,295 PCM

A deceptively spacious 3/4 bedroom house located on the outskirts of Peppard Common, just a short walk to village amenities. The house is well presented throughout and benefits from a private garden and off street driveway parking. Regrettably pets are not permitted. Available 3rd September. unfurnished. EPC Rating D.

- 3/4 bedroom house
- Well presented throughout
- Regrettably pets are not permitted
- Close proximity to Sonning Common amenities
- Off street parking
- Available 3rd September

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LIVING SPACE

Entrance hall leads to principal rooms; large lounge/dining room, fully fitted kitchen, study/ fourth bedroom and wet room. The first floor comprises two double bedrooms and a good size third bedroom, family bathroom and separate WC.

SERVICES

Mains services gas, water and electric. South Oxfordshire District Council tax band D

OUTSIDE SPACE

Attractive rear garden laid mostly to lawn with patio area, shed with power supply. Off street driveway parking

Disclaimer

Simmons and Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons and Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

To book an appointment to view this property please phone the Henley Lettings branch on Tel: 01491 571111 and quote ID: 41888.

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Viewings via: Simmons & Sons, 32 Bell Street, Henley-on-Thames, Oxon, RG9 2BH

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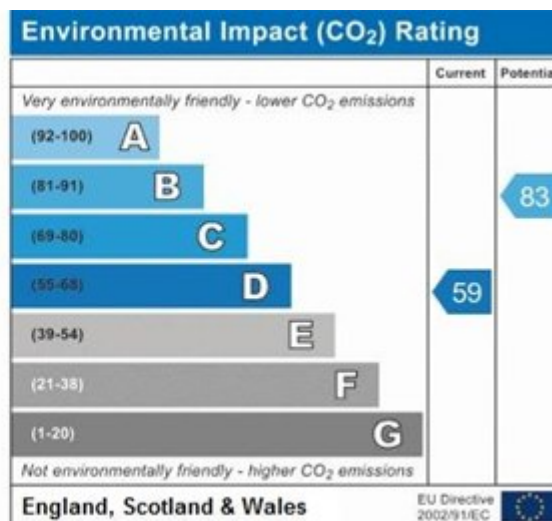
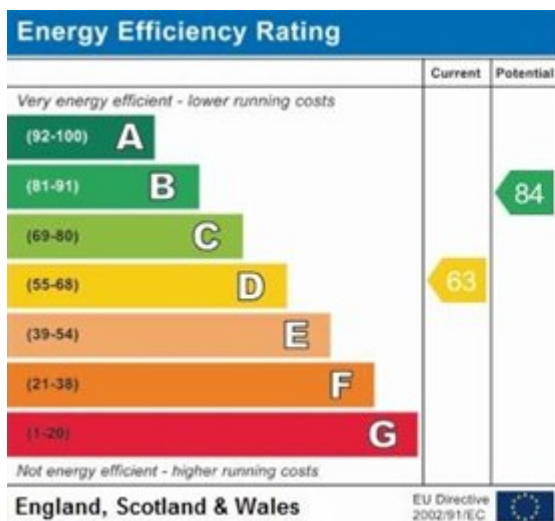
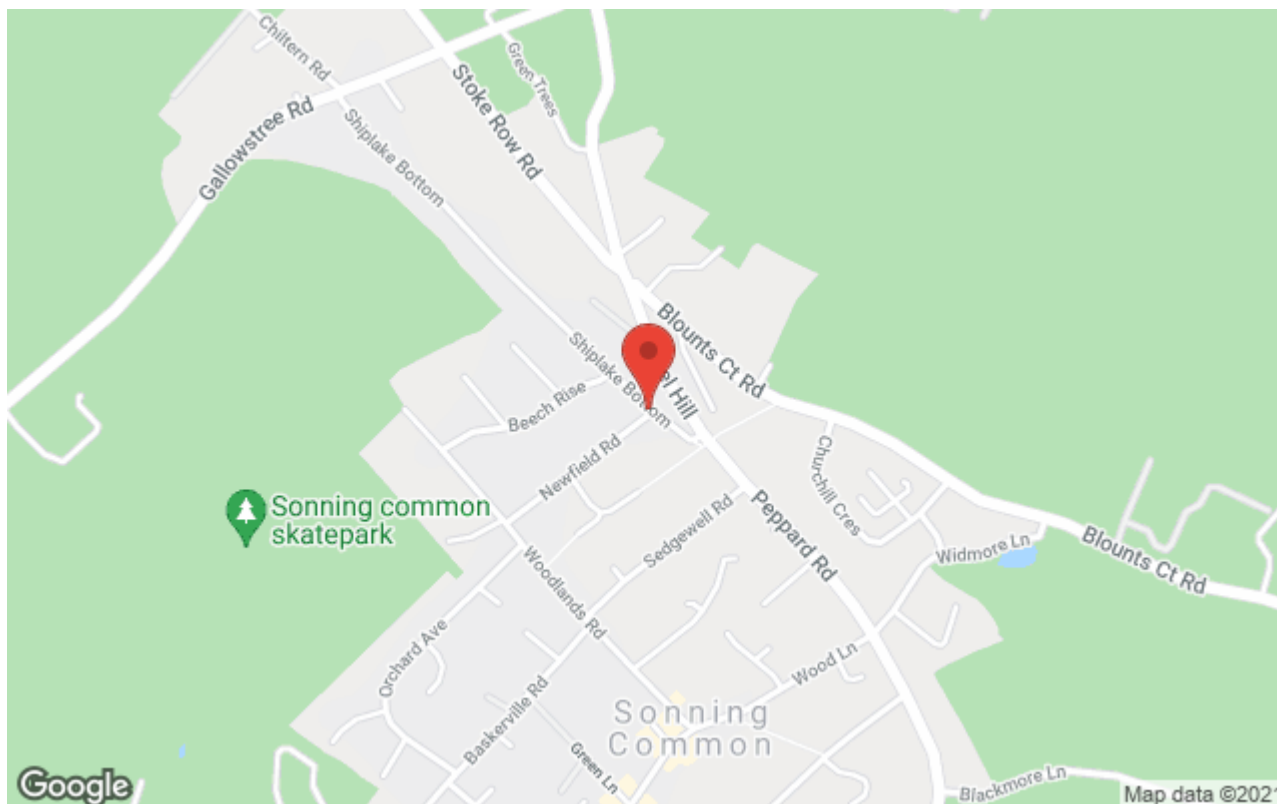
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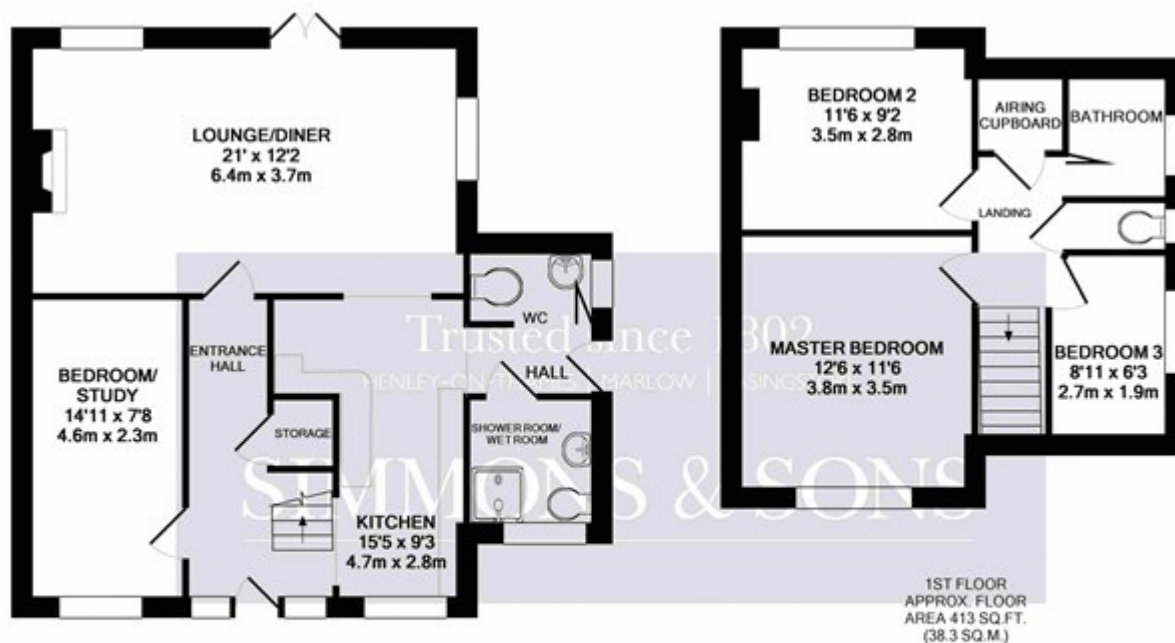
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GROUND FLOOR
APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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