



## Little Gables Aston Tirrold, Oxon, OX11 9EJ

£3,000 PCM - 12th August 2024.

- 4 Bedroom Detached House
- Good Size Garden - Gardener included
- 12 Month Tenancy
- 3 Reception Rooms
- Single Garage and Parking
- EPC Rating D
- Oil Central Heating
- Council Tax Band G

# Little Gables , Aston Tirrold OX11 9EJ

Presented to a high standard, detached, four bedroom house located in this sought after village. The property was constructed in 1972 and has been completely re-decorated throughout and also has newly fitted carpets. Fully fitted kitchen with cooker, dishwasher. sitting room with open fire place, further two reception rooms, four bedrooms, ensuite shower room to bedroom one, family bathroom. Oil central heating, Good size gardens (gardener to be included in the rent) Single garage and driveway. Pets considered. EPC Rating D. Council tax band G. 12 Month Tenancy.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: G



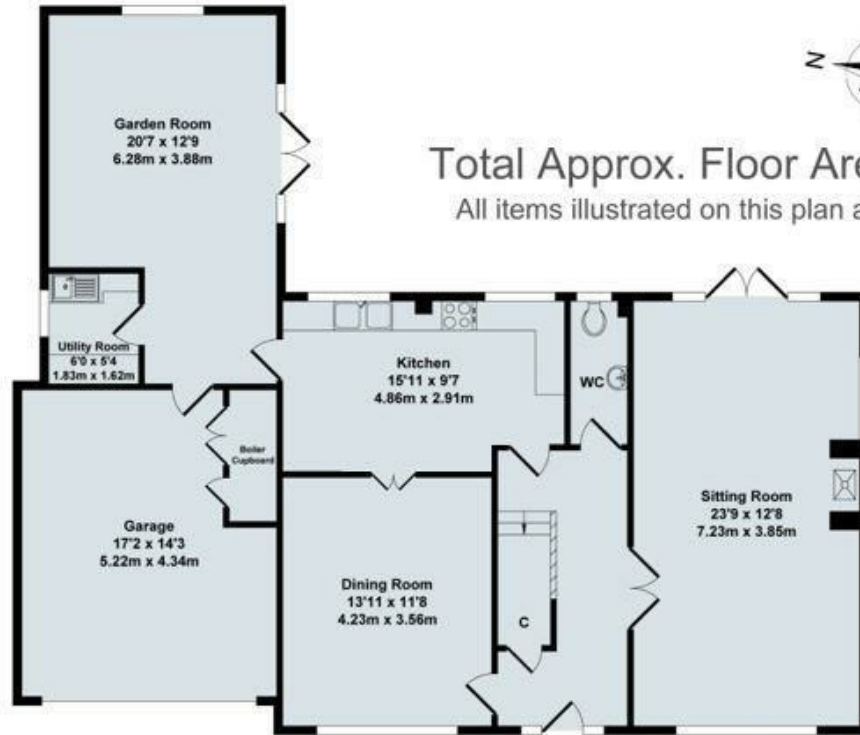




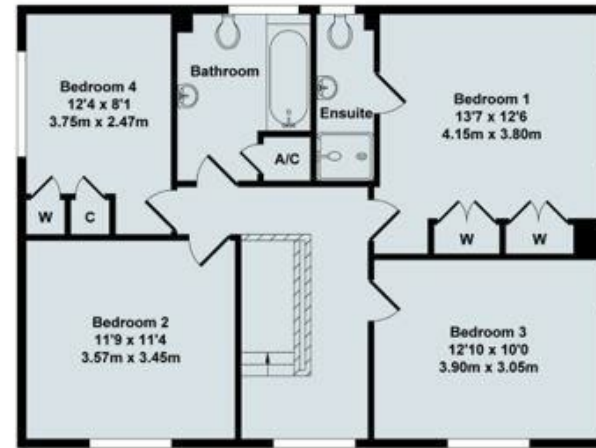


Total Approx. Floor Area 2046 Sq.Ft. (190.10 Sq.M.)

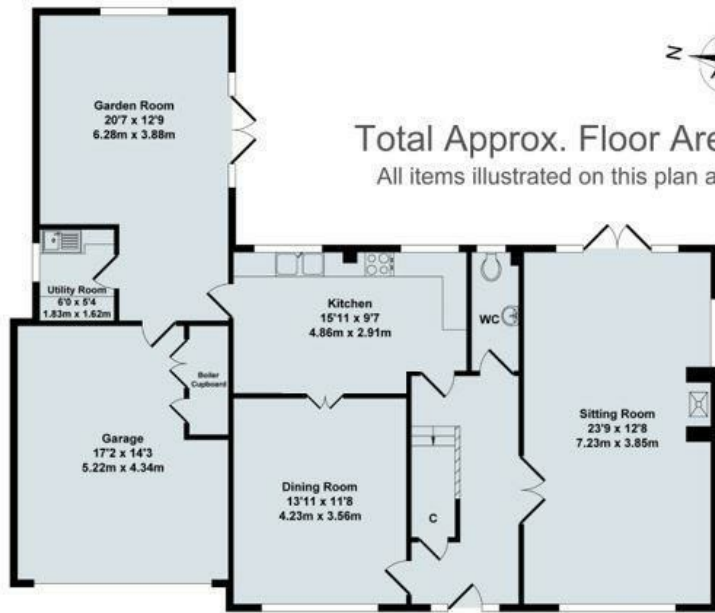
All items illustrated on this plan are included in the "Total Approx Floor Area"



Ground Floor



First Floor

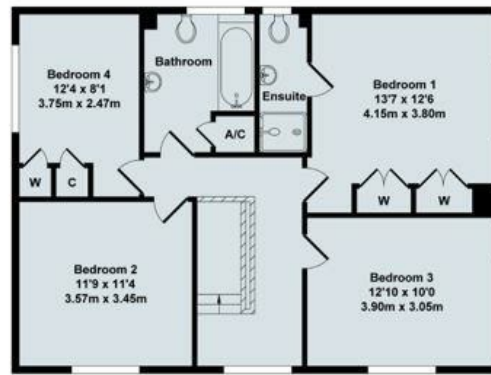


Ground Floor

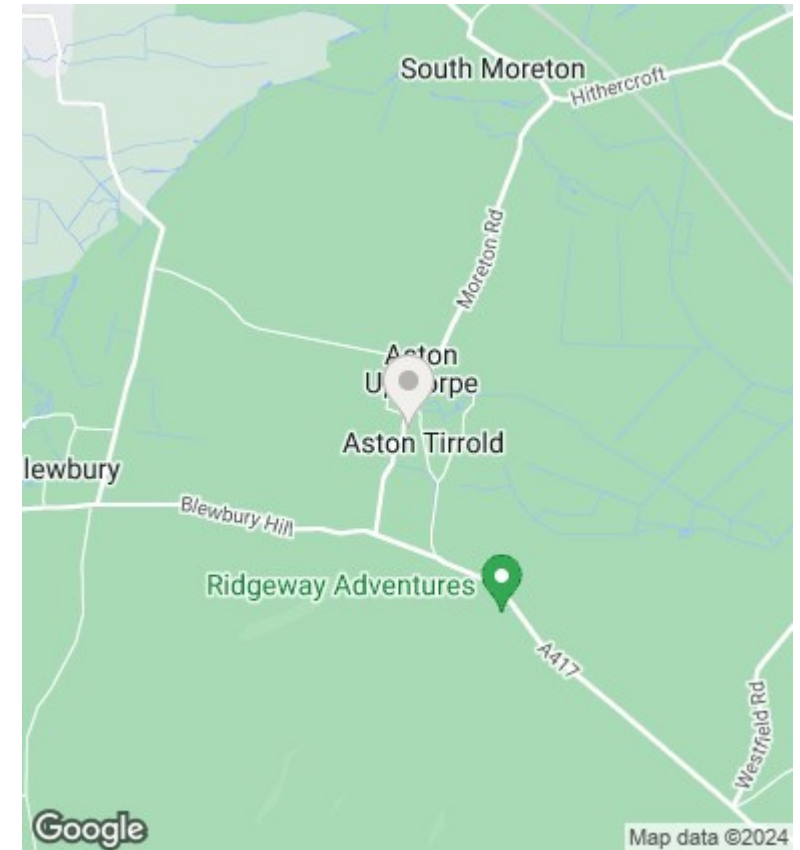


Total Approx. Floor Area 2046 Sq.Ft. (190.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor



Directions

Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	