



## Swann Cottage 138 The Street, Crowmarsh Gifford, Wallingford,

£1,195 PCM - 3rd October 2024.

- Converted Stable Block
- Allocated Parking
- 12 Month Tenancy
- One Bedroom
- EPC Rating C
- Gas Under Floor Heating
- Council Tax Band C

# Swann Cottage 138 The Street, Crowmarsh Gifford OX10 8EH

A converted former stable block available unfurnished, comprising of open plan sitting room/dining room, kitchen area with cooker, washer/dryer, dishwasher, fridge/freezer. Downstairs cloakroom. Double bedroom, wet room. Gas underfloor heating. Two allocated parking spaces. EPC Rating C. Council Tax Band C

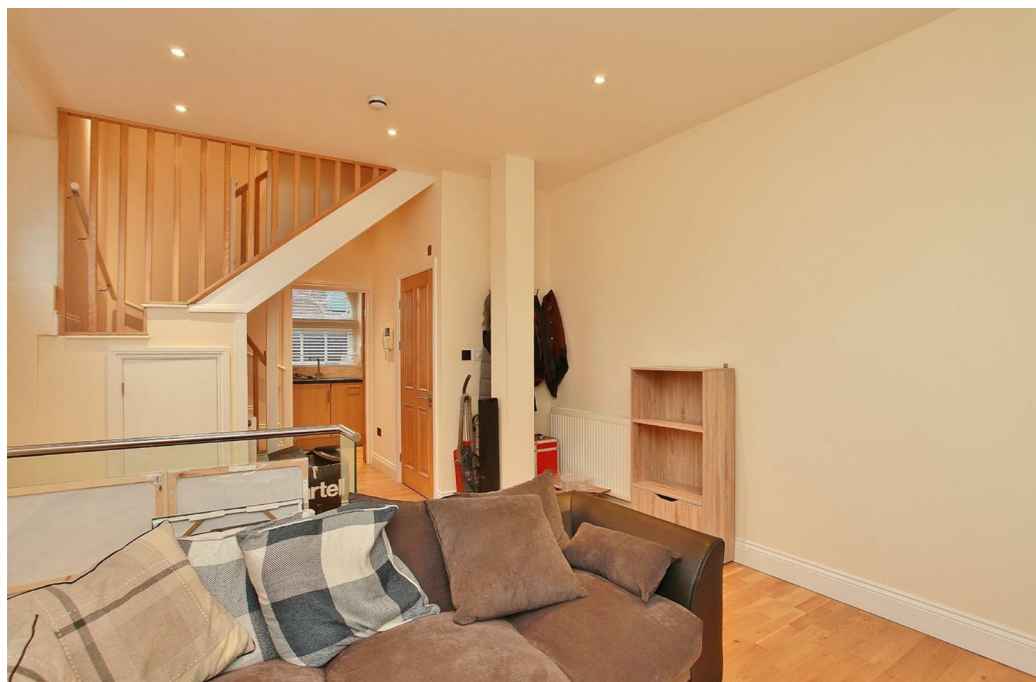
The Ofcom Broadband Checker states there is:

- 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: C

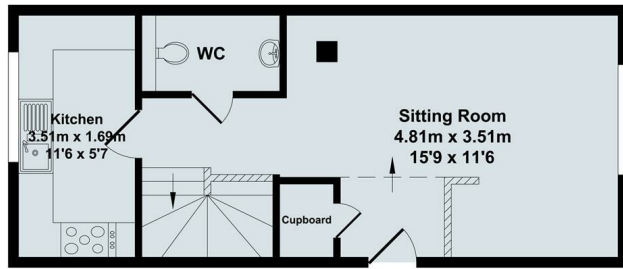




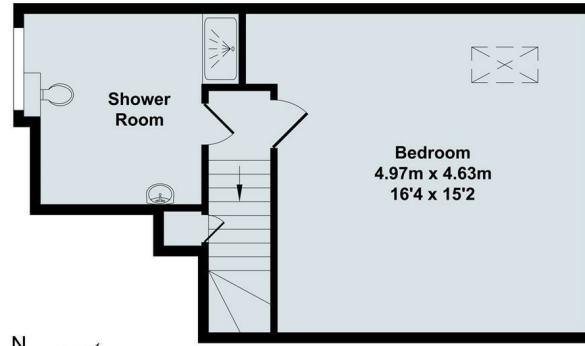








Ground Floor  
Approx. Floor  
Area 30.53 Sq.M.  
(329 Sq.Ft.)



First Floor  
Approx. Floor  
Area 33.01 Sq.M.  
(355 Sq.Ft.)



Total Approx. Floor Area 63.55 Sq.M. (684 Sq.Ft.)



## Directions

## Viewings

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

## Council Tax Band

C

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