

THOMAS  
MERRIFIELD

SALES LETTINGS



## The Cherry Tree Main Street, West Hanney, Wantage, Oxon, OX12

£1,700 PCM - 1st May 2025

- 4 BEDROOM DETACHED HOUSE
- WEST HANNEY VILLAGE
- GOOD SIZE GARDEN
- NEWLY DECORATED AND WITH NEW CARPETS
- GAS CENTRAL HEATING

103 Broadway, Didcot, Oxfordshire, OX11 8AL  
01235 514267

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<https://www.tmlettings.co.uk>

# The Cherry Tree Main Street, Wantage OX12 0LH

4 bedroom detached house located in this popular village, Comprising of sitting room, kitchen with cooker, downstairs bathroom, 2 double bedrooms, 2 single bedrooms, shower room, enclosed rear garden, single garage, driveway with parking for 2/3 cars. Gas central heating.

EPC Rating D. Council Tax Band E

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

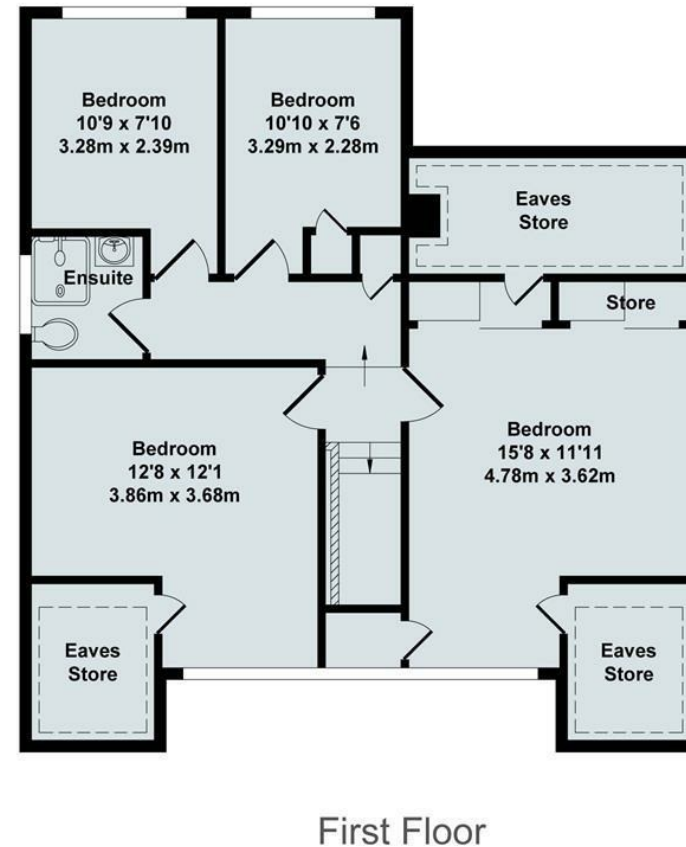
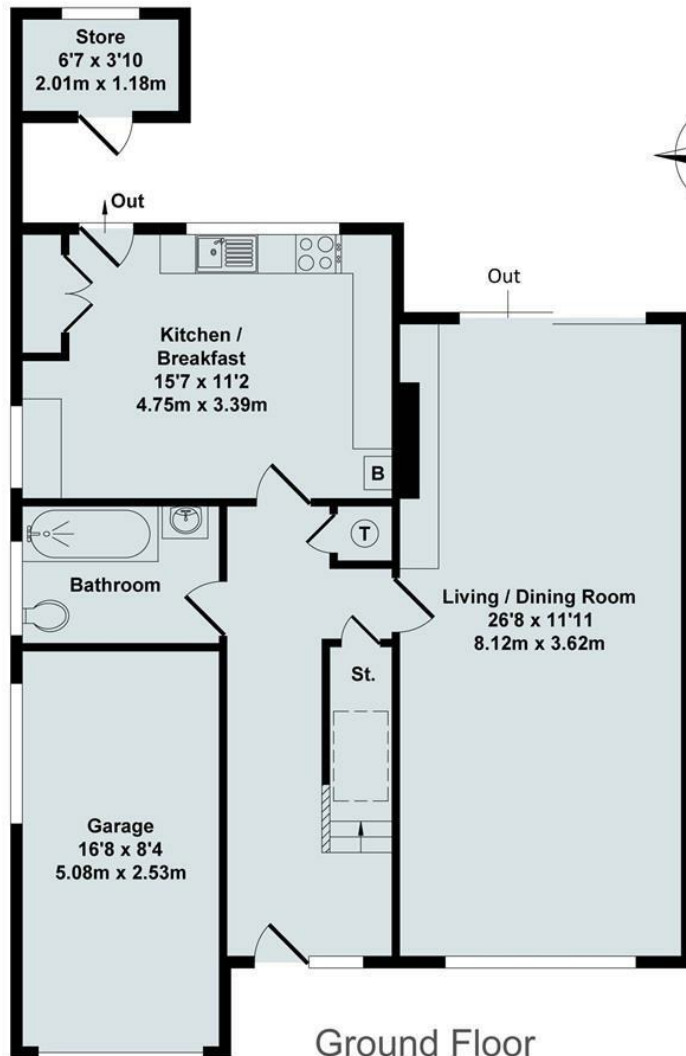
When an application is agreed a holding deposit will be required of a maximum of one weeks rent.



Council Tax Band: E







Total Approx. Floor Area 1551 Sq.Ft. (144.10 Sq.M.)


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







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

### Viewings

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

### Council Tax Band

E