



54 Sedge Smith Way, Wantage, Oxon, OX12 8GL

£3,000 PCM - 2nd June 2025.

- Immaculately presented, 4 bedroom detached house
- 4 double bedrooms, ensuite to bedroom one
- Ultrafast broadband
- Walking distance of town centre
- Enclosed private rear garden
- Fully furnished
- Single garage, driveway parking

54 Sedge Smith Way, Wantage OX12 8GL

Immaculately presented, 4 bedroom detached house located on development within walking distance of town centre. Available fully furnished. Kitchen/dining room with gas hob, electric oven, fridge/freezer, dishwasher, utility room with washing machine, Sitting room, study, downstairs cloakroom. 4 double bedrooms, ensuite to bedroom one. Bathroom with shower over bath. Enclosed private rear garden. Single garage, driveway parking.

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: F

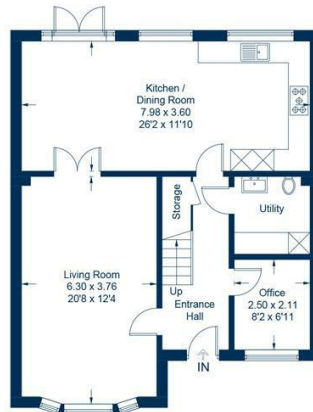
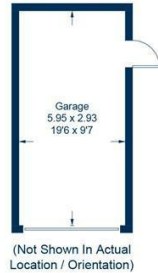




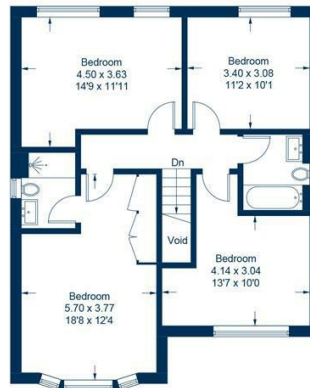




Approximate Gross Internal Area
 Ground Floor = 73.8 sq m / 794 sq ft
 First Floor = 73.7 sq m / 793 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 165.0 sq m / 1,775 sq ft
 (Including Void)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd

Directions

Viewings

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

Council Tax Band

F



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 