

Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Wittmills Oak, Buckingham, MK18 7BH
£2,100.00 PCM

We are delighted to present this attractive three-bedroom bungalow available to rent in Buckingham. Offering spacious accommodation, a bright and welcoming interior, a conservatory and a private rear garden, this property is ideal for those seeking comfortable single-storey living. The property features a generous living room with attractive wood-effect flooring, a fireplace and French doors leading into the conservatory, providing additional space to relax and enjoy views of the garden. The modern fitted kitchen offers contemporary cabinetry, ample worktop space and tiled flooring. There are three bedrooms providing flexible accommodation, alongside a contemporary shower room featuring a walk-in shower, wash basin and WC. Outside, the private rear garden benefits from a lawn, paved patio areas and a useful garden shed, providing an ideal space for outdoor relaxation. The property also benefits from a paved driveway offering off-road parking. Located in Buckingham, the bungalow is conveniently placed for access to local shops, supermarkets, cafés, restaurants and everyday amenities. Council Tax Band: D/EPC Rating: C. Tenancy security deposit: £2,423.07. Rent: £2,100 per calendar month. Holding deposit £484.61. Available NOW.



Material Information

DEPOSIT INFORMATION:

A Holding deposit of £484.61 is required to reserve this property (based on the advertised rent).

Deposit payable: £2423.07

EPC RATING: E
COUNCIL TAX BAND: C

BROADBAND/MOBILE COVERAGE: Standard 1800Mbps, and Ultrafast 1000 Mbps broadband available. 4G inside likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

UTILITIES: All mains supplies connected. Utilities payable by tenant.

FURNISHING STATUS: Unfurnished

HEATING SOURCE: Gas

FLOOD RISK FROM RIVER: Very low

RIGHTS & RESTRICTIONS: N/A

BUILDING SAFETY: N/A

PLANNING PERMISSION: N/A

COALFIELD/MINING AREA: N/A

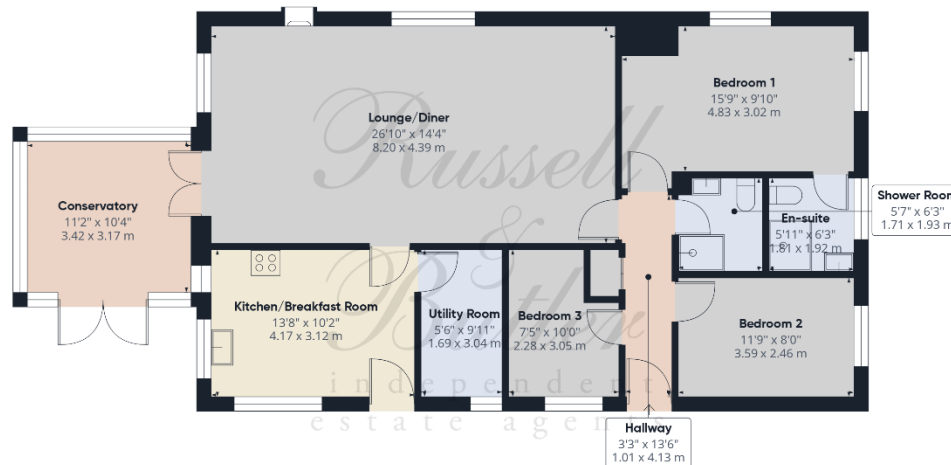
SEWERAGE: Mains Drainage connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Floor 0 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1223 ft²
113.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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