



**BACOMBE LANE, WENDOVER, HP22**  
£2,800 per month\*

**Carter Jonas**

# **LONG MEADOW, BACOMBE LANE, WENDOVER, AYLESBURY, BUCKINGHAMSHIRE, HP22 6EQ**

**A detached two storey 1930's house with integral  
single garage situated in Wendover**

- 4 bedrooms
- 3 receptions
- 2 bathrooms
- outbuildings
- detached
- garden
- garage
- village location

## **THE PROPERTY**

Accommodation comprising entrance hall, study, reception room, leading to dining room, kitchen/breakfast room, downstairs cloakroom and utility room. To the first floor are four bedrooms, ensuite shower room and separate family bathroom. Externally there is a detached garage, driveway and garden. There is also a detached double garage for further storage. Please note that the first floor to the double garage is not available for the tenants use.

Pets considered. No access to Loft. Mains electricity and water are connected to the property. Drainage is to a septic tank. Oil central heating..

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Available unfurnished for a 12 month tenancy early November 2025.

EPC Rating D. Council Tax Band D (please see Buckinghamshire Council Website for current cost)

Flood risk Low

At a rent of £2800 per calendar month

Holding deposit of 1 week's rent £646

Security deposit of 5 weeks rent £3230



## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Buckinghamshire Council - Council Tax Band D





#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has not provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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Classification L2 - Business Data