

THE MILLHAM, WEST HENDRED, OX12 8RN

£1,900 per month*

Carter Jonas

Character cottage in the heart of the village set on a quiet no through road.

Entrance porch, double aspect sitting room with wood burning stove and French doors to the garden (now carpeted), large kitchen/dining room with French doors offering excellent internal/external entertaining space, quality fitted kitchen with range cooker and integrated dishwasher, utility room. There is also a ground floor bedroom/office/family room with double height ceiling and ensuite shower room. The first floor offers 2 floor bedrooms with storage and family bathroom with shower.

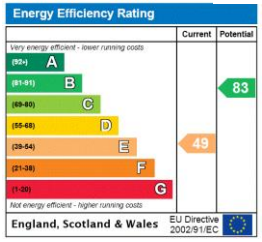
Further benefits include a private landscaped rear garden, economy 7 boiler providing underfloor/radiator heating and triple glazing throughout.

The village offers an array of amenities including the parish church, village hall, nearby pubs and is within reach of Didcot mainline train (Paddington 45mins) and offers quick access via the A34 to both the M4 & M40.

EPC Rating D. Council Tax Band E (Oxfordshire Government website for current cost). Mains electric and mains water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,900.00 per calendar month: Holding deposit of 1 week's rent £498.00 Security deposit of 5 weeks rent £2,192.00.

- Council Tax Band = E
- Deposit Required = £2,192.00
- 3 BEDROOMS
- 2 RECEPTIONS
- ENCLOSED LANDSCAPED GARDENS
- 2 BATHROOMS
- CHARACTER COTTAGE
- EPC = E















Newbury Lettings 01635 263020
newbury.lettings@carterjonas.co.uk
51 Northbrook Street, Newbury, Berkshire, RG14 1DT

ARLA Association of Residential Letting Agents

The Property Ombudsman LETTINGS

A member of OnTheMarket.com

Exclusive UK affiliate of

CHRISTIE'S INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

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 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 been 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.**