



## 3 The Row, Hinton Waldrist

£1,150 PCM

- Deceptive mid terraced cottage
- Dining room
- Downstairs cloakroom
- Ensuite shower room
- Large rear gardens
- Living room with inglenook fireplace and wood burning stove
- Large farmhouse kitchen
- Three double bedrooms
- Family bathroom
- Off street parking to rear for 2 vehicles





Deceptively spacious mid terraced period cottage located in the popular village of Hinton Waldrist. This charming cottage offers period features including oak beam ceilings, sitting room with inglenook fireplace with wood burning stove insert, dining room, large farmhouse kitchen with fitted appliances with the utility room and cloakroom off. The first floor offers three double bedrooms with ensuite shower room to master and additional family bathroom. The 2018/2019 council tax for your band C property is £1563.13 EPC rating E

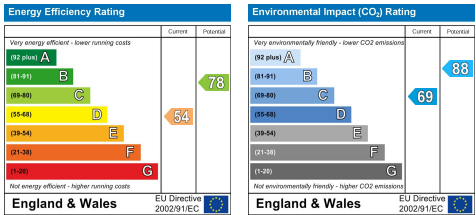
To the rear of the property are large mature gardens which offer an abundance of fruit trees, and vegetable plot. The garden is interspersed with a mature herb bed, plants, shrubs and trees.

FEES APPLY £120 per person over 18 and £120 admin fee per property (other fees may apply) for more information on our fees please visit our website [www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

Hinton Waldrist is a village and civil parish in the Vale of White Horse. The village is between the city of Oxford c.12m and market town Faringdon, 9 m (14 km) southwest of Oxford. The parish includes the hamlet of Duxford. In 1086 the Domesday Book recorded the village as Hentone, Old English for "high farmstead". The village has a 13th century church, village hall and bus service as well as a range of community clubs and events organised within the locality. There is a good range of both state and private education in the area including a local primary school at the nearby village of Longworth. Market town Wantage c.10 m has a good range of amenities including shopping, banks, leisure and health facilities. Hinton Waldrist has excellent road links via the A420 Oxford – Swindon route, where at both there is also a main line train service serving London (Paddington).



DIRECTIONS



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice  
Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)