



39 Savile Way, Grove, Wantage

£900 PCM

- Convenient location over shops
- 2 double bedrooms
- Available May 2023
- Gas central heating
- Council Tax Band C
- Private patio space
- Parking
- Bathroom with separate shower
- Kitchen with some white goods
- EPC rated C



DESCRIPTION

A spacious two bedroom duplex apartment close conveniently situated arranged over a small precinct of local shops. The accommodation includes entrance hallway, cloakroom, kitchen, living/dining room with patio doors to a private balcony/patio area; a double bedroom and on the first floor and a further double bedroom and a bathroom. Benefits include, includes gas central heating and some kitchen appliances.

Available the beginning of May 2023. Council Tax Band C, EPC Rated C.

A non refundable holding fee equivalent to one weeks rent £207.69 will be required to reserve this property

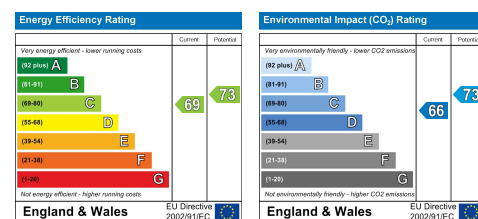
Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. At the adjacent attractive market town of Wantage, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre'.



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

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

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