THOMAS MERRIFIELD
SALES LETTINGS







4 The Old Smithy Church Street, East Hendred, Oxfordshire, OX12

£1,150 PCM - 7th January 2027.

- Double Bedroom
- Cosy Living Room
- Parking Space to the rear
- Study area on Landing
- Separate Kitchen with Appliances
- Part Furnished (bedroom)
- Bathroom & Downstairs Cloakroom
- Courtyard and Outside Store
- Available Jan 2027

15 Millbrook Square, Grove, Wantage, Oxfordshire, OX12 7JZ
01235 773999

southoxon@tmlettings.co.uk
https://www.tmlettings.co.uk

4 The Old Smithy Church Street, East Hendred OX12 8LA

Lovely one bedroom PART FURNISHED cottage with parking and courtyard garden. The village is ideally located for access to Harwell, Didcot and Wantage. Living room. Separate kitchen including washing machine, electric cooker, fridge and microwave. Space for freezer. Ground floor WC and cloaks cupboard. Double bedroom with bed and built-in wardrobes and chests. Bathroom with shower over bath. Small fitted desk on landing. Oil fired heating to radiators. Allocated parking space to rear. Patio garden at rear (non enclosed) and storage shed. EPC Rating D. Council Tax Band C. Super location for country walks and access local science and business parks.

The Ofcom Broadband Checker states there is:

- Superfast broadband has download speeds between 30Mbps and 300Mbps.

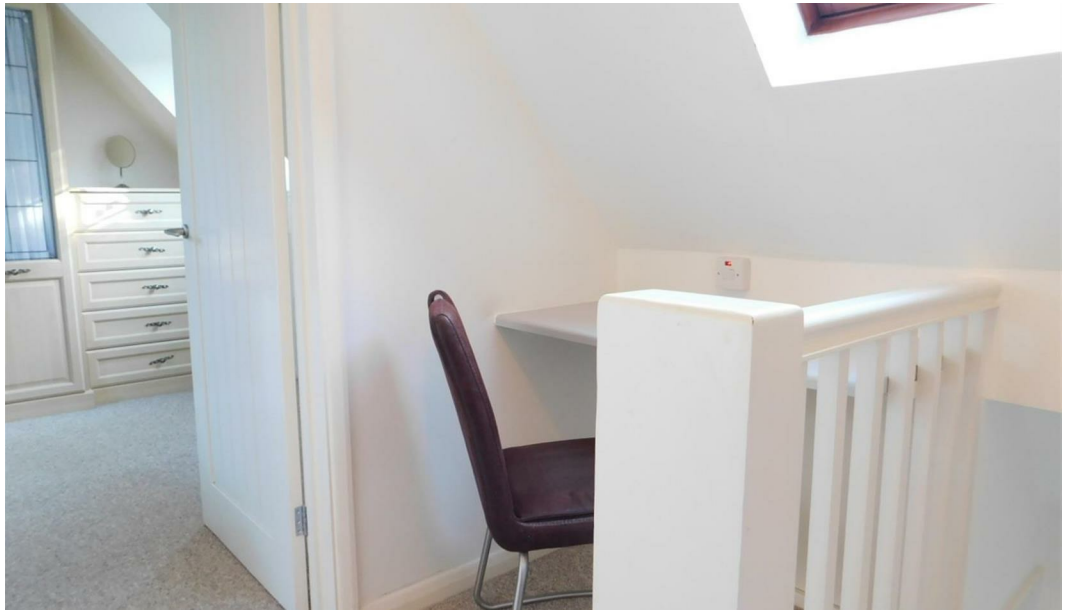
When an application is agreed a holding deposit will be required of a maximum of one weeks rent

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Council Tax Band: C





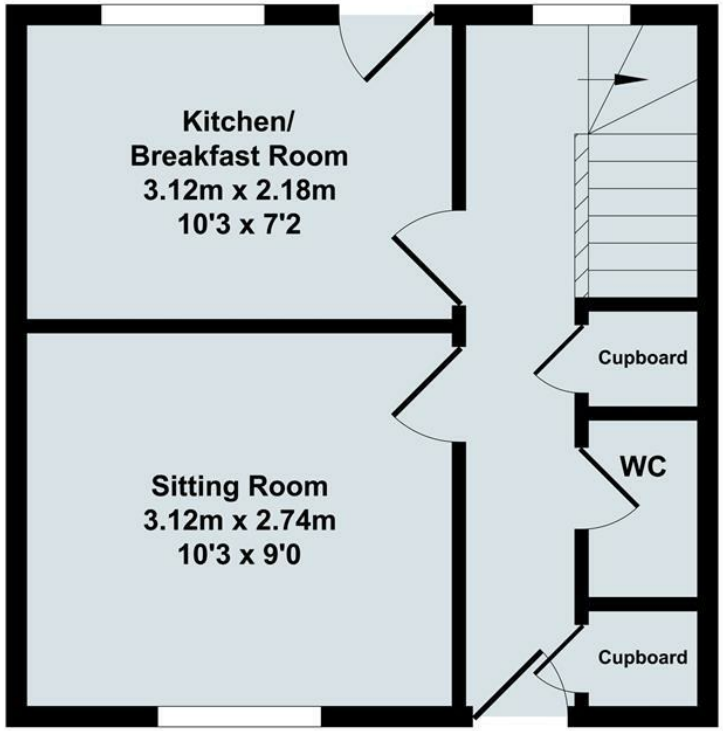


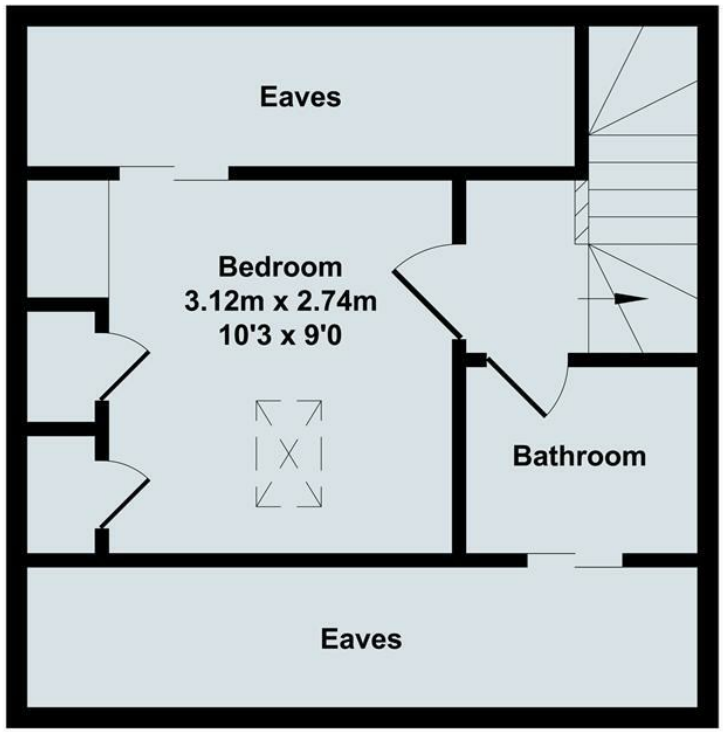










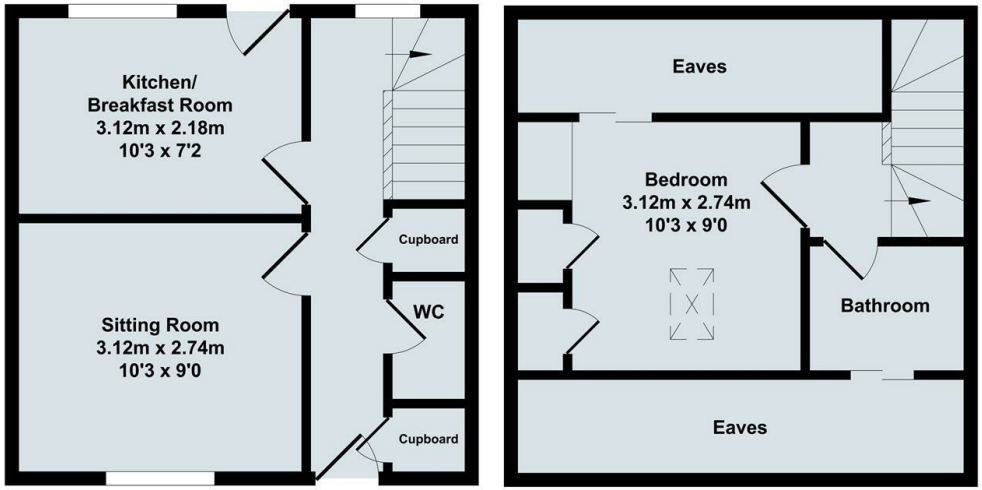


Ground Floor
Approx. Floor
Area 24.60 Sq.M.
(265 Sq.Ft.)

First Floor
Approx. Floor
Area 24.60 Sq.M.
(265 Sq.Ft.)

Total Approx. Floor Area 49.20 Sq.M. (530 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Directions

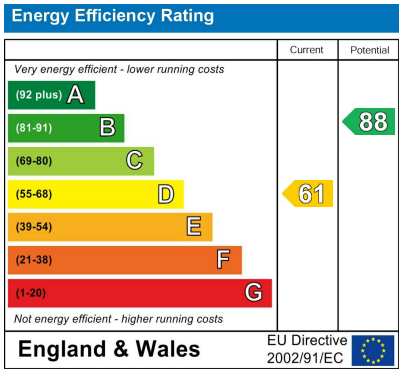
Opposite Snells Hall.

Viewings

Viewings by arrangement only. Call 01235 773999 to make an appointment.

Council Tax Band

C



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