



1 The Ivies, Wantage, Oxfordshire, OX12 8BP

£1,275 PCM - 12th October 2024.

- Double Bedrooms
- Ground Floor Cloakroom
- Off Road Parking Space
- 12 Month Tenancy
- En-suite Bath or Shower to each Bedroom
- Gas Central Heating
- EPC Rating B
- Contemporary Open Plan Living Kitchen
- Excellent Location for all the Town's Amenities
- Council Tax Band D

1 The Ivies, Wantage OX12 8BP

A 2 bedroom townhouse of contemporary design, and is ideally located for all the town centre amenities. Open plan living/kitchen including oven & induction hob and fridge/freezer. Separate utility/cloakroom with washer/dryer. Double bedrooms on the first and second floor, both with either en-suite bath or shower room. Underfloor heating to the ground floor and gas radiator central heating to the upper floors. One non-allocated parking space. EPC Rating B. Council Tax band D. 12 Month Tenancy.

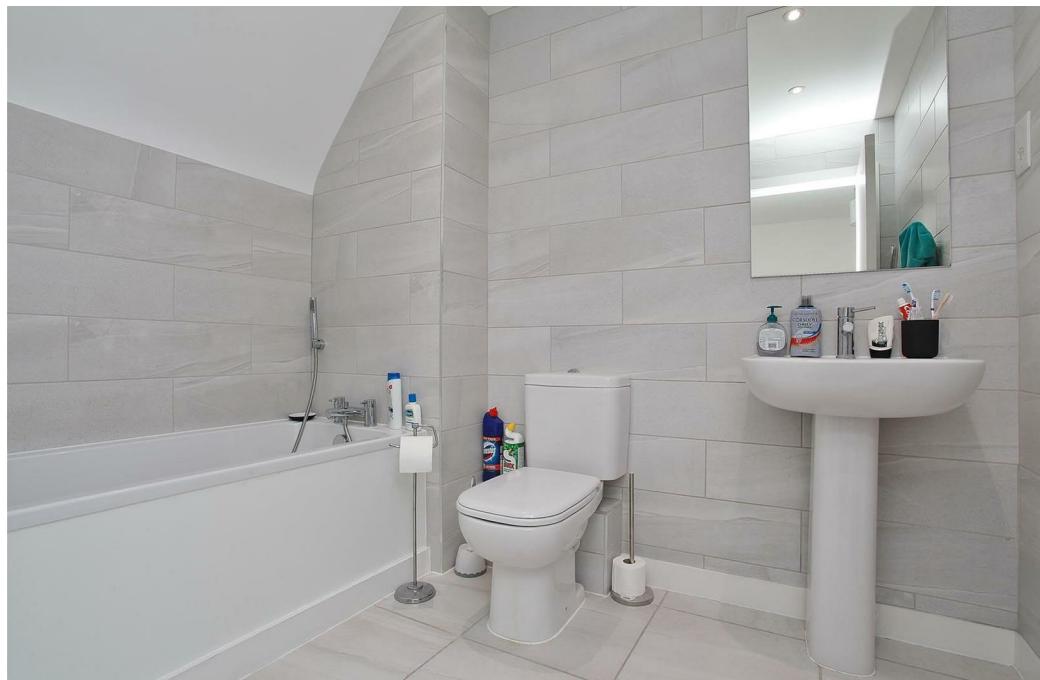
The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

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



Council Tax Band: D



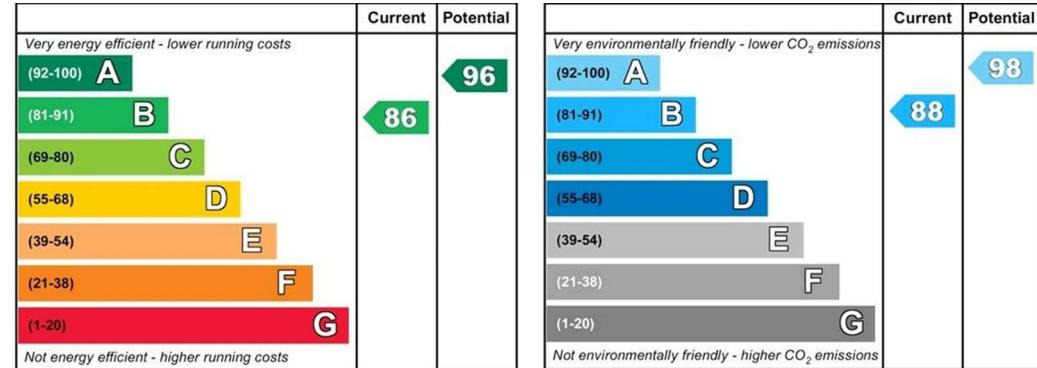
FULL DESCRIPTION

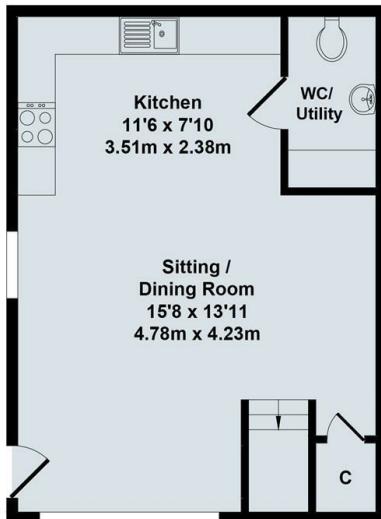
A super, spacious end terraced mews style property in the centre of Wantage.

Two double bedrooms, both with either shower or bathroom en-suite. This contemporary development has been finished to a high standard and is ideal for professionals wanting shopping and leisure amenities on the doorstep.

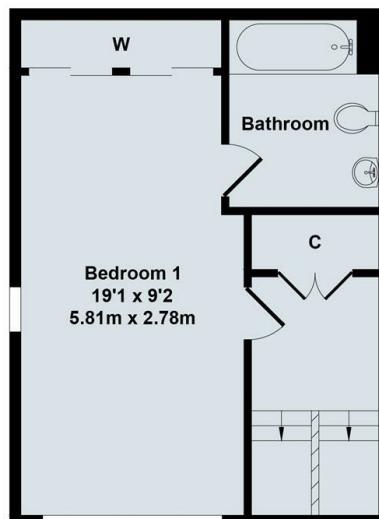
Living room, fitted kitchen with appliances and cloak/utility room. Parking space. Gas central heating. Underfloor heating to ground floor and radiators to first and second floor. EPC Rating B. Council Tax Band D.



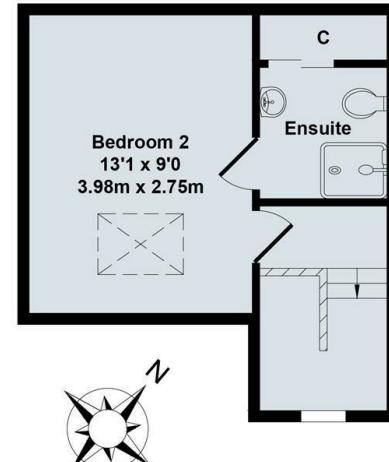




Ground Floor



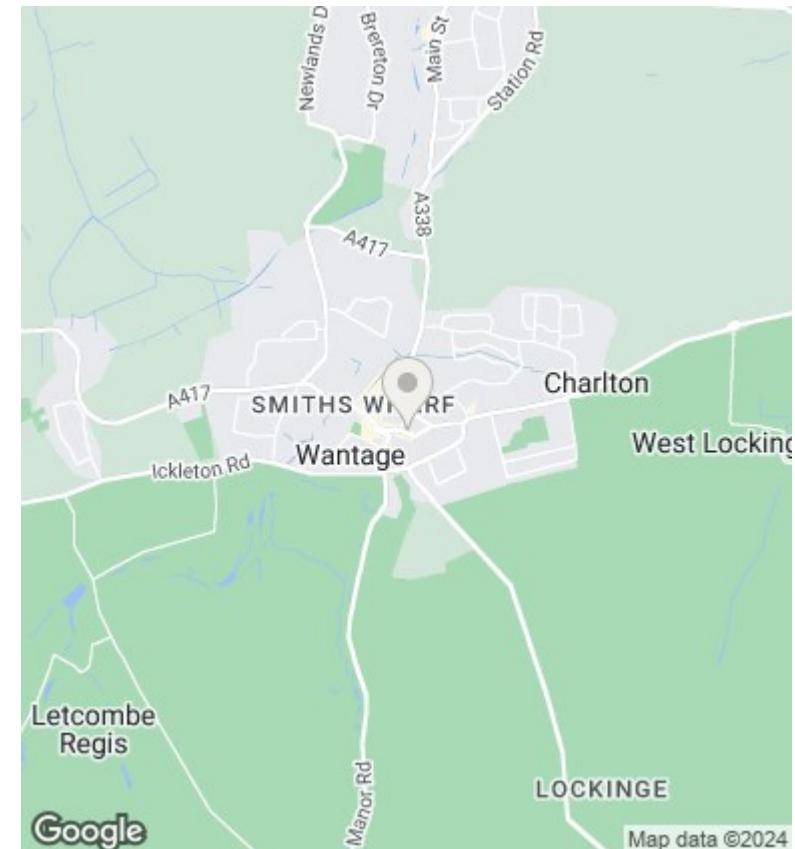
First Floor



Second Floor

Total Approx. Floor Area 908 Sq.Ft. (84.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC