



Emmington, Chinnor, Oxfordshire, OX39 4AA

TO LET £1,395 pcm

Unfurnished

A three bedroom semi detached cottage situated in this beautiful semi-rural location boasting outstanding views across the Chilterns. EPC exempt. AVAILABLE 11TH OCTOBER. UNFURNISHED. CONTACT B&B LETTINGS 01844 354554.

- SEMI-RURAL LOCATION
- OUTSTANDING VIEWS
- GREAT TRANSPORT LINKS NEARBY
- DRIVEWAY PARKING
- WORKING FIREPLACE
- THREE DOUBLE BEDROOMS
- LARGE MATURE GARDEN

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 936547
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description

A three bedroom semi detached cottage situated in this beautiful semi-rural location boasting outstanding views across the Chilterns.

The accommodation comprises;

GROUND FLOOR

Entrance hall
Living room with fireplace
Kitchen with walk in larder/storage cupboard
Bathroom with shower over bath

FIRST FLOOR

Landing
Three bedrooms

The property further benefits from a large mature garden and driveway parking for two cars. It will also have a newly installed wood burner in the living room and new carpets throughout the ground floor.

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor`s surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams`s secondary school in Thame. The M40 (Junction 6) is within 3 miles, giving easy access to Oxford (20 miles), High Wycombe (13 miles) and London (48 miles). Princes Risborough mainline station is within 5 miles with a Chiltern Line service direct to London Marylebone (35 minutes).

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band D

Terms

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:
Bonners and Babingtons Chinnor

01844 354554

