



Sycamore Close, Watlington, Oxfordshire, OX49 5LN

TO LET £1,195 pcm

Unfurnished

A very well presented one bedroom house situated approximately 0.5 miles of the High Street and Local amenities. UNFURNISHED. AVAILABLE 3RD FEBRUARY. EPC rating E. CONTACT B&B LETTINGS 01844 354554.

- 0.5 MILES FROM HIGH STREET AND LOCAL AMENITIES
- GOOD SIZE PRIVATE GARDEN
- TWO STOREY
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- ALLOCATED OFF STREET PARKING

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 very well presented one bedroom house situated approximately 0.5 miles of the High Street and Local amenities.

The property comprises:-

GROUND FLOOR

Open plan kitchen/ living room
Storage cupboard

FIRST FLOOR

Landing with built in cupboard
Double bedroom with built in wardrobe
Bathroom with shower over bath

The property also benefits from an enclosed garden and allocated off street parking for one car.

Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites. Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.

Outgoings:

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

Council Tax:

Band B

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

