



Christmas Common, Watlington, Oxfordshire, OX49 5HU

TO LET £1,995 pcm

Unfurnished

A four bedroom semi detached cottage situated in the semi rural location of Christmas Common which is located 2.5 miles of Watlington.
UNFURNISHED. EPC rating E. CONTACT B&B LETTINGS 01844 354554

- OFF ROAD PARKING
- SEMI-DETACHED
- SEMI RURAL LOCATION
- LARGE FRONT AND BACK GARDEN
- OFF ROAD PARKING
- WOODBURNING FIRE
- MODERN BATHROOM
- OUTSIDE OFFICE WITH POWER

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
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 four bedroom semi detached cottage situated in a semi rural in Christmas Common which is located within 2.5 miles of Watlington. UNFURNISHED.

Accommodation comprises;

Entrance hall
Open plan kitchen/dining room
Utility area
Boot room
Modern family bathroom with bath and separate shower cubicle
Large living room with log burner

FIRST FLOOR

Main bedroom
Three further bedrooms
Landing area
W/C

The property also benefits from a good size front and back garden, outhouse, with power and off street parking.

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 D

Terms

12-month tenancy agreement
Unfurnished
No smokers please
White goods NOT included

Restrictions:

Pets considered
(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 Marlow
01628 333800

