



3 HITHERCROFT COTTAGES

Hithercroft, Wallingford, Oxfordshire OX10 9ES



SITUATION

An attractive 3 bedroom semi-detached period cottage with wonderful views over the surrounding open countryside. The property is situated within the hamlet of Hithercroft, and is conveniently located within close reach of Wallingford (1.5 miles) which provides a range of amenities, as well as the larger town of Didcot (5 miles) which has a mainline railway station facilitating access to London Paddington (approximately 45 minutes).

DIRECTIONS

From the A4130 Didcot to Wallingford Road, turn right at the first roundabout as you approach Wallingford, continuing along the A4130. At the next roundabout, turn right onto Hithercroft Road and follow it for approximately three quarters of a mile to reach the property which is located on the left.

ACCOMMODATION

Ground Floor: Kitchen with a range of fitted base and wall units with space for an electric cooker and fridge freezer and a larder with plumbing for a washing machine (2.80m x 2.20m)
Bathroom with bath with Triton power shower over, basin and W.C (2.00m x 2.20m)
Sitting room with open fire (3.70m x 3.40m)
Dining room with wood burning stove and stairs to first floor (3.40m x 3.40m)

First Floor: Bedroom 1 (3.90m x 3.70m)
Bedroom 2 (3.30m x 2.90m)
Bedroom 3 (3.80m x 2.30m)

Outside: The property benefits from a private driveway with off road parking, gardens to the front and rear and two garden sheds.

HEATING & SERVICES

Mains gas and electricity are connected to the property. Drainage is private to a septic tank and water is from a private supply. Heating is provided by electric radiators, open fire and wood burning stove. Telephone and broadband available subject to British Telecom regulations, with all costs being the responsibility of the tenant. Payment of all outgoings are the responsibility of the tenant.

Current EPC Rating: D

EQUIPMENT

To be let unfurnished with floor coverings only. A photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the tenant.

TERMS AND AVAILABILITY

The property is offered on an Assured Shorthold Tenancy agreement for an initial term of 12 months at a rent of £1,060 per calendar month.

AGENTS FEES AND DEPOSIT

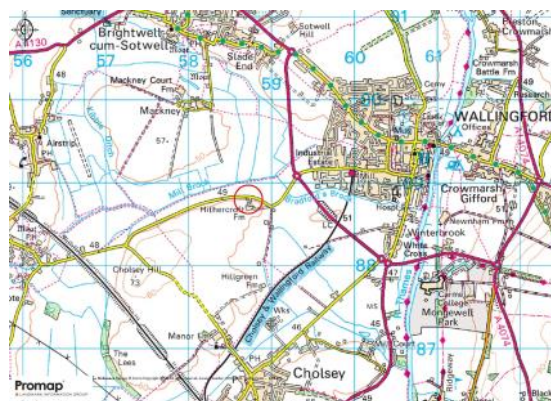
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|--------------------------|----------------------|
| Credit check: | £60 + VAT per person |
| Right to Rent Check: | £10 + VAT per adult |
| Tenancy Preparation Fee: | £100.00 + VAT |
| Deposit: | £1,590.00 |

VIEWINGS

Viewings by appointment only with the Agents, **Adkin**.
Telephone: 01235 862888

LOCAL AUTHORITY

South Oxfordshire District Council
Council Tax—Band C. 2018/2019: £1,637.23



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent, deposit and tenancy agreement fees will be required before handing over the keys for occupation. Only cash, banker's draft or building society counter cheque will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. In the event of the Tenancy Agreement being extended following the initial period, a further £100.00 plus VAT will be payable as a contribution by the tenant towards the cost of the new agreement. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.

Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced and Photographs taken: May 2018. Reference: PJP/L/114(D)

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