



Garden Cottage • Whitchurch-on-Thames

Garden Cottage • Whitchurch-on-Thames • Oxfordshire

A unique opportunity to rent a very high specification 2 bedroom property,
in this hidden corner of the village.

883 sq ft / 82 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A unique and high specification 2 bedroom attached single storey property. Located in a very special location, within a small group of private properties, in Whitchurch-on-Thames.

Recently refurbished to a very high standard throughout, to include a first-class new kitchen, a high-quality new bathroom with walk-in shower, and each double bedroom has a fitted dressing room. Redecorated with new carpets and flooring throughout, with high levels of insulation, and a new wood burning stove fitted to the sitting room.

Garden Cottage has a small riverside seating area just along from the property, and a tandem parking space. This would ideally suit a professional, or a professional couple. Within easy walking distance to Pangbourne with its extensive amenities, and trains to London Paddington, Reading and Oxford.

Appliances included; oven, gas hob, fridge freezer, washing machine and tumble dryer.

Summary of accommodation: Reception hall, sitting room, 2 double bedrooms each with a large fitted dressing room, bathroom with walk in shower, kitchen/dining room.

Outside: Small riverside seating area just along from the property. Parking for 1-2 cars.

What3words: furniture.rates.along

Post Code: RG8 7DH

Services & Utilities: Mains electricity, gas, water & drainage. Gas fired central heating. Broadband connection available (FTTC)

EPC Rating: D **Local Authority & Council Tax Band:** South Oxfordshire, Band D



A holding deposit equivalent to 1 weeks rent (to secure the property). A damage deposit equivalent to 5 weeks rent will be held by the Government approved Tenancy Deposit Scheme.

Rent: To be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

Tenancy Information:

The following are permitted payments which we may request from you:

a) The rent

b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme

c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent

d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher

e) Payments associated with early termination of the tenancy, when requested by the tenant

f) Payments in respect of utilities, communication services, TV licence and council tax; and

g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman. Client money protection is provided by the National Federation of Property Professionals.



Dressing room to Bedroom 1



Bedroom 1

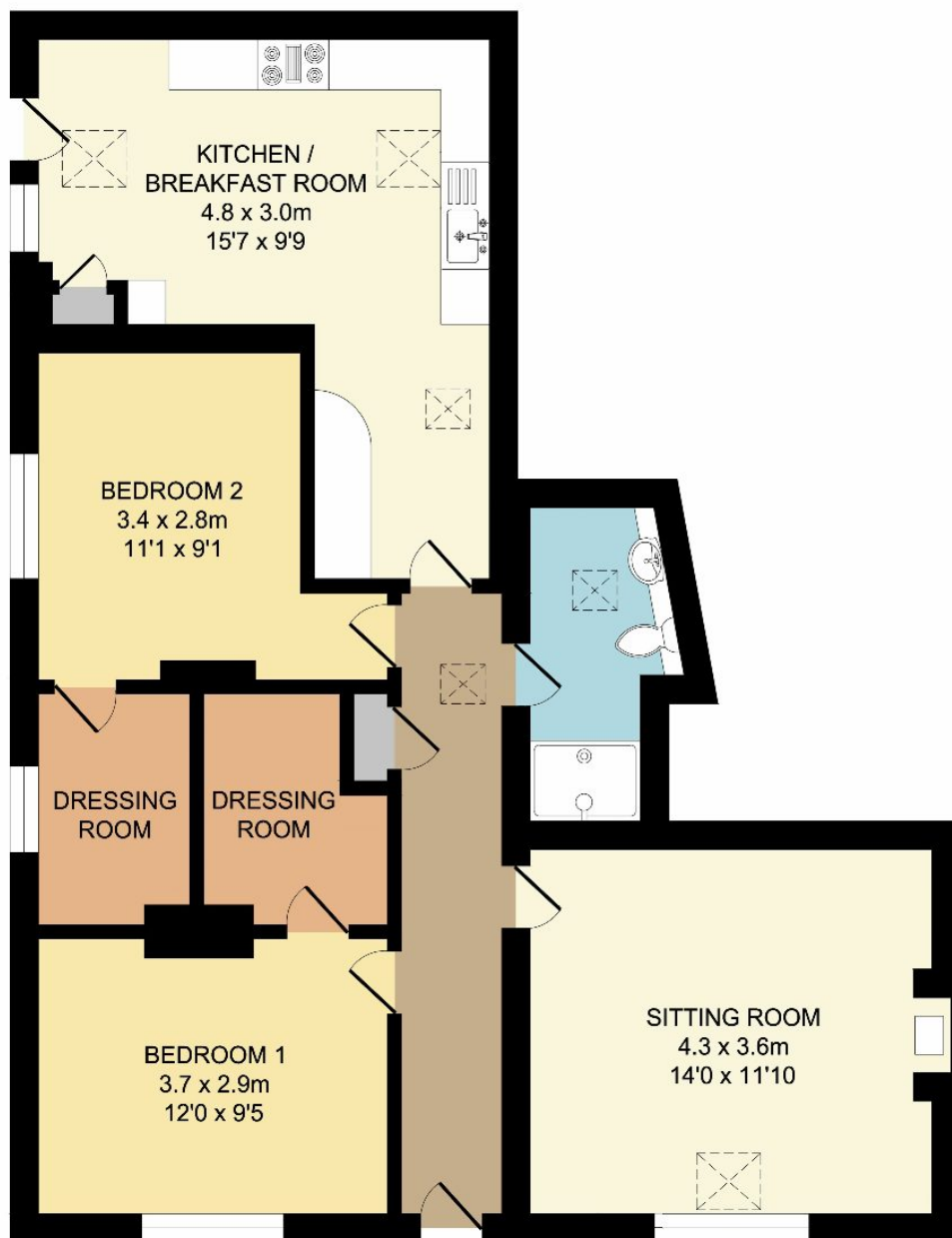


Bedroom 2



Bed 2 Dressing Room





TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

www.singletonanddaughter.co.uk



Viewing by arrangement with vendor's agent; Dudley Singleton & Daughter

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IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale/let. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the vendor/landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn.



