

**ROWAN COTTAGE, 9 COPPERAGE, FARNBOROUGH,
WANTAGE, BERKSHIRE, OX12 8NX**

- One bedroom semi-detached home
- Many Characterful features
- Village location
- Two bathrooms
- Sizeable low maintenance private garden
- Part furnished/ furnished
- Available Early March

£1,350 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

A characterful one-bedroom thatched cottage located in the village of Farnborough, Wantage. This rarely available home offers character inside and out. Benefits include two bathrooms, living/dining area, and sizeable low maintenance garden. Furnished or part furnished. Available early March. EPC E

LOCAL INFORMATION

Farnborough is a village and civil parish in West Berkshire, about 4 miles (6.4 km) south of Wantage. With 720 feet (220 m) of elevation above sea level, Farnborough is the highest village in Berkshire. The area is known for its natural beauty, with rolling hills and lush greenery that offer picturesque views. Farnborough is home to several historical landmarks, including the remains of a Saxon ringwork, a mediaeval church, and a Jacobean Manor House. These landmarks are a testament to Farnborough's rich history and give visitors a unique glimpse into the past.

ACCOMMODATION

Downstairs comprises of entrance hall leading to sitting room with exposed beams and original fire place with electric stove, kitchen, and ground floor bathroom suite. Upstairs to the first floor sits a sizeable bedroom with ensuite shower room.

OUTSIDE SPACE



The property has its own private enclosed garden, which has recently been landscaped and laid with gravel making the garden low maintenance.

LOCAL AUTHORITY and SERVICES

West Berkshire Council - Council Tax Band - C. (payable to the landlord) electric, water and drainage. Electric heating, Thatch Roof.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

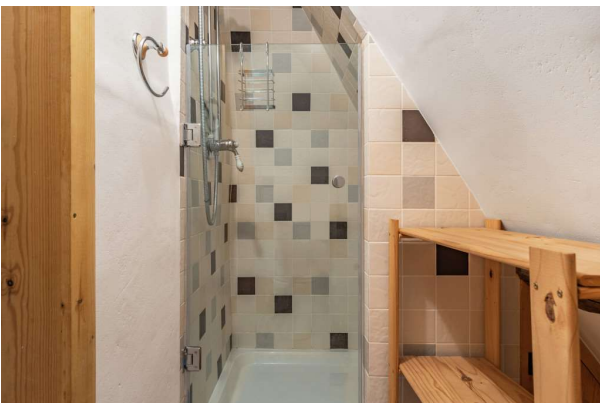
DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

REFERRAL FEES



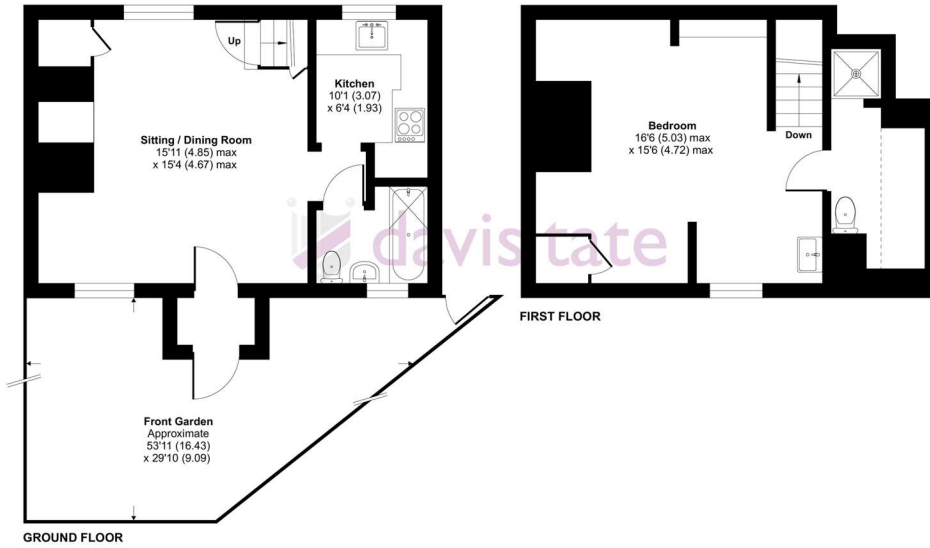
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.





Denotes restricted head height

Approximate Area = 621 sq ft / 57.6 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Total = 645 sq ft / 59.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Davis Tate. REF: 1089881