



## Gramps Hill

**£1,350 PCM**

LETCOMBE BASSETT

Wantage c3.2miles Didcot c13.1miles Oxford c20.2miles

A fantastic opportunity to rent this modern 3 bedroom detached house in the quite and picturesque village of Letcombe Bassett.

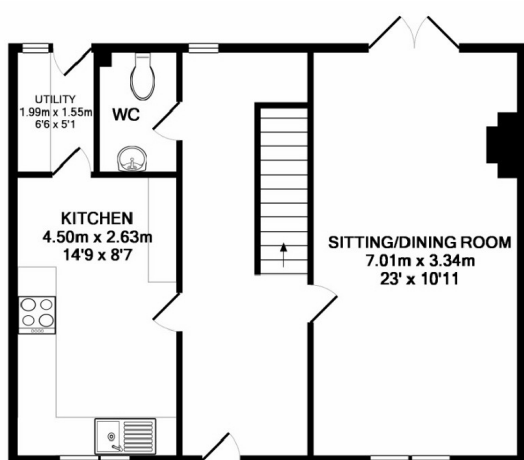
The property offers spacious and flexible accommodation throughout which includes, spacious entrance hall, cloakroom and a utility room which is accessed via the kitchen breakfast room. The sitting room is bright and benefits from French doors to the rear garden. Upstairs the property has three good sized bedrooms (master with en-suite) and principal bathroom. Outside the gardens front and rear laid to lawn and to the rear is a large patio, the property will also have two off road parking spaces.



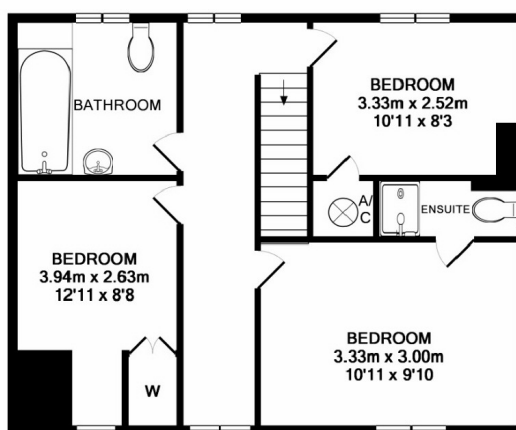
- Entrance hall
- Cloakroom
- Kitchen breakfast room
- Large sitting room
- Three bedrooms
- Master with en-suite
- Principal bathroom
- Front and Rear gardens

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Administration fees will apply when making an application to secure a tenancy through WEST - The Property Consultancy. Please note that these figures are excluded from rental figures advertised here.



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 101.9 SQ.M. (1097 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. Drawn by E8 Property Services. - [www.e8ps.co.uk](http://www.e8ps.co.uk)  
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