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A substantial detached property which is being offered for rent on a part furnished basis. The property is situated within the sought after area of Wootton. The property is ideally located close to many amenities, excellent schools and easy access to the motorway. The spacious accommodation comprises cloakroom/WC, lounge, dining room, kitchen/family room, utility room which leads into a most impressive TV room and shower room, five double bedrooms, two en-suite shower rooms, family bathroom with separate shower and a study. Externally there are gardens to the front and rear. The property also offers uPVC double glazing and gas radiator central heating. No smokers or pets. No Company lets. Holding fee £519. Deposit £2596. EPC C. Council Tax band G. Available early January.

## Wootton - £2,250 pcm