

STEPPING STONES

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BRIDGES CLOSE, BLOXHAM, OXON, OX15 4FS

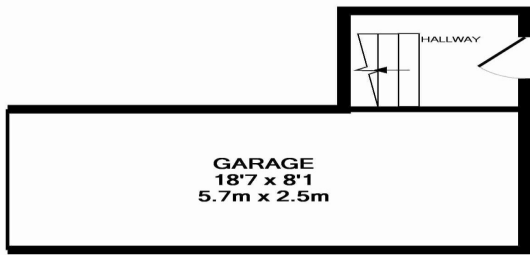
£995pcm



A two bedroom coach house situated in a popular village location close to local amenities and schooling. The property benefits from having a single garage, gas central heating and open plan kitchen/diner.

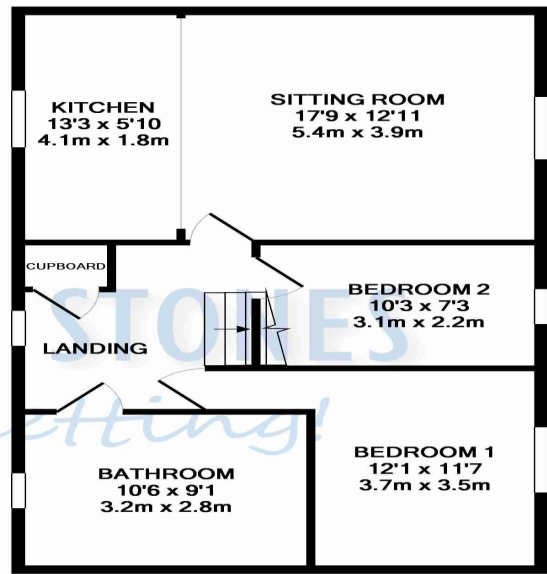
EPC Rating: C. **Available: Now.**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Single garage
- Close to local amenities
- Village location



ENTRANCE FLOOR
APPROX. FLOOR
AREA 187 SQ.FT.
(17.3 SQ.M.)

STEPPING STONES
simply letting!



1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect with stairs leading up to:

LOUNGE/KITCHEN/DINER: 17'9 x 13'3 Dual aspect windows. With a range of modern floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above.

BEDROOM ONE: 12'1 x 11'7 Window to front aspect.

BEDROOM TWO: 10'3 x 7'3 Window to front aspect.

BATHROOM: Window to rear aspect. Comprising modern white suite of bath with shower over, wash hand basin and low level w/c. Wall mounted vanity cabinet.

GARAGE: Single garage with storage area. One additional parking space in front of garage.

HEATING: Gas central heating

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 725

RENT: £ 995.00
TOTAL DEPOSIT: £ 1,148.07
HOLDING DEPOSIT: £ 229.61

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

