

STEPPING STONES

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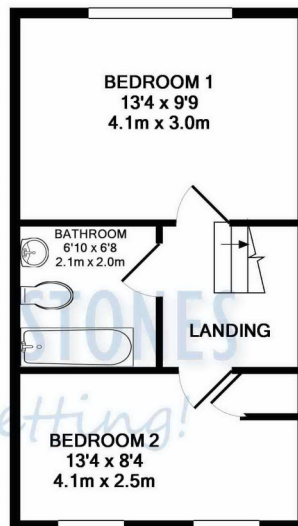
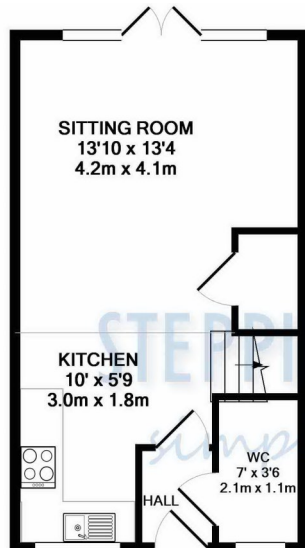
SWIFT DRIVE, BODICOTE, OXON, OX15 4GQ

£1,250pcm



An immaculately presented, partly furnished semi-detached house on the Longford Park estate. The property benefits from having gas central heating, enclosed rear garden and integrated kitchen appliances. EPC Rating: B. **Available: 14th June.**

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Gas central heating
- Partly furnished
- Popular location



GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,250.00

TOTAL DEPOSIT: £ 1,442.30

HOLDING DEPOSIT: £ 288.46

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).

BEDROOM ONE: 13'4 x 9'9 Window to rear aspect.

BEDROOM TWO: 13'4 x 8'4 Window to front aspect. Built in cupboard.

BATHROOM: 6'10 x 6'8 White suite comprising bath with shower over, wash hand basin and low level w/c. Tiled floors and walls.

SITTING ROOM: 13'10 x 13'4 Large French doors to rear aspect. Understair storage cupboard.

KITCHEN: 10' x 5'9 Window to front aspect. A range of floor and wall fitted units with worktops over. Four ring gas hob with electric oven below and extractor hood above. Integrated fridge/freezer and washing machine.

W/C: 7 x 3'6 Window to front aspect. White suite comprising low level w/c and wash hand basin.

GARDEN: Enclosed garden laid to lawn with patio area.

PARKING: Allocated car parking for one vehicle to the rear of the property.

HEATING: Gas central heating

EPC RATING: B

COUNCIL TAX: Band B

REFERENCE: 648

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.

