

STEPPING STONES

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WHITE COTTAGES, NETHER WORTON, OXON, OX7 7AU

£1,650pcm

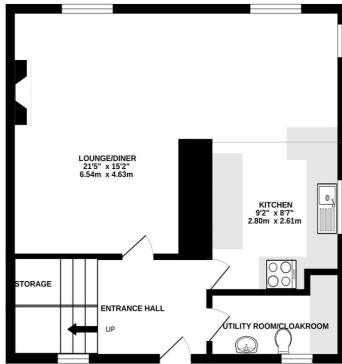


An attractive end of terrace character property located in a quiet village location. The cottage offers ample character features, an extensive enclosed rear garden, driveway car parking to the side of the property and oil fired heating.

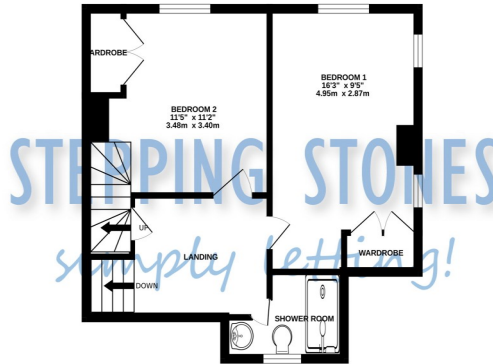
EPC Rating: E. **Available: Now.**

- 3 Bedrooms
- 1 Bathroom
- Oil fired heating
- Extensive enclosed garden
- Quiet village location
- White goods included

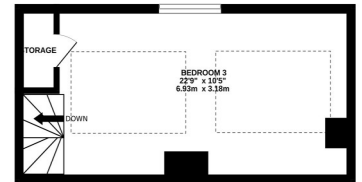
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

RENT: £ 1,650.00
TOTAL DEPOSIT: £ 1,903.84
HOLDING DEPOSIT: £ 380.76

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.

ENTRANCE HALL: Door and window to rear aspect. Built in understair storage.

UTILITY ROOM/CLOAKROOM: Window to rear aspect. Washing machine and dryer. Low level w/c and wash hand basin.

KITCHEN: 9'2 x 8'7 Window to side aspect. Fitted and floor mounted units with worktops over, four ring electric hob with oven below, undercounter fridge and freezer, dishwasher. Open plan to:

LOUNGE/DINER: 21'5 x 15'2 Dual aspect windows.

BEDROOM ONE: 16'3 x 9'5 Dual aspect windows. Built in wardrobe.

BEDROOM TWO: 11'5 x 11'2 Window to front aspect. Built in wardrobe.

BEDROOM THREE: 22'9 x 10'5 Window to front aspect. Built in storage.

SHOWER ROOM: Window to front aspect. Double shower cubicle, wash hand basin and low level w/c.

GARDEN: An extensive enclosed rear garden

HEATING: Oil fired heating

PARKING: Driveway car parking to the side for two vehicles

COUNCIL TAX: Band C

EPC RATING: E

REFERENCE: 760

