

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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SWIFT DRIVE, BODICOTE, OXON, OX15 4GQ

£1,500pcm



A high specification three bedroom semi detached house, situated in a quiet cul-de-sac on the popular Longford Park development. The property benefits from having integrated appliances in the kitchen, a large enclosed rear garden and single garage. EPC Rating: B. **Available: 1st September.**

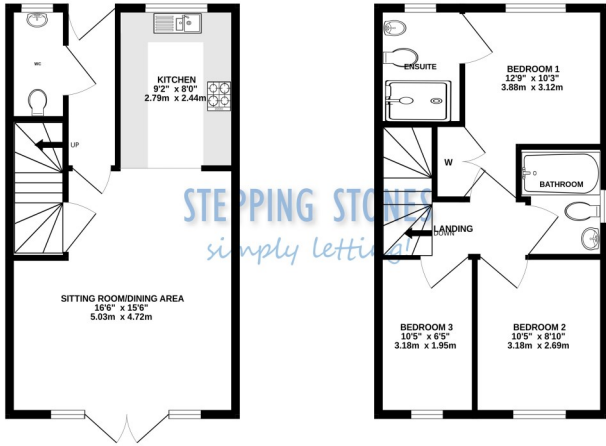
- 3 Bedrooms
- 2 Bathrooms
- Single garage
- Gas central heating
- Popular location
- Integrated appliances

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



STEPPING STONES
simply letting it

TOTAL FLOOR AREA - 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of blocks, meters, centres and any other items are approximate and the responsibility is upon the user. Measurements are for general guidance only and should not be used as such for any prospective purchase. The services, appliances and equipment shown hereon are not tested and no guarantee is given for their quality or efficiency under test plans.
Made with Metreplan CAD24



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,500.00
TOTAL DEPOSIT: £ 1,730.76
HOLDING DEPOSIT: £ 346.15

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).

ENTRANCE HALL: Door to front aspect.

CLOAKROOM: Low level w/c and wash hand basin.

KITCHEN: 9'2 x 8'0 Modern high gloss floor and wall mounted units with worktops over. Four ring gas hob, integrated oven, fridge/freezer, washing machine and dishwasher. Open plan to:

LOUNGE/DINER: 16'6 x 15'6 Under stairs storage. French doors leading to the garden. New wooden flooring being fitted.

BEDROOM ONE: 12'9 x 10'3 Window to front aspect. Built in double wardrobe.

EN SUITE: Window to front aspect. Modern suite comprising shower cubicle, wash hand basin and low level w/c.

BEDROOM TWO: 10'5 x 8'10 Window to rear aspect.

BEDROOM THREE: 10'5 x 6'5 Window to rear aspect.

BATHROOM: Window to side aspect. Modern white suite comprising bath with centre taps and shower over, wash hand basin and low level w/c.

GARDEN: Large enclosed rear garden with a patio area and the rest is laid to lawn. Gate access to the front of the property.

PARKING: Single garage to the side in block with no power or light, one allocated car parking space in front

HEATING: Gas central heating

COUNCIL TAX: Band D

EPC RATING: B

REFERENCE: 819

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.

