

STEPPING STONES

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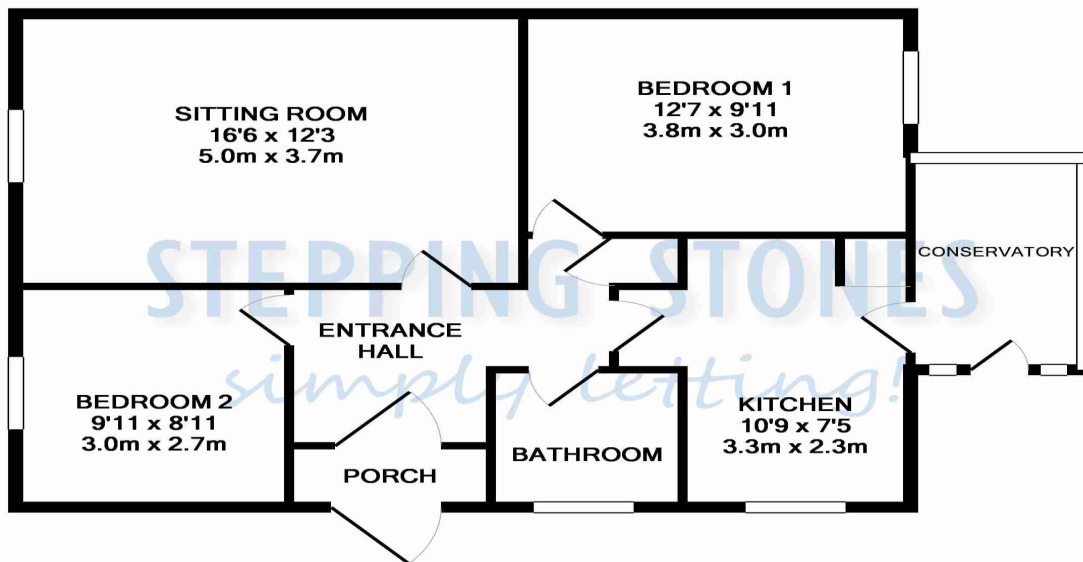
SANDRINGHAM ROAD, KINGS SUTTON, OXON, OX17 3QS

£1,350pcm



A spacious two bedroom semi detached bungalow situated in the heart of Kings Sutton close to the train station and local amenities. The property benefits from having driveway car parking for two vehicles, a separate single garage, gas central heating and an enclosed rear garden. EPC Rating: C. **Available: 8th November.**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Driveway car parking
- Enclosed rear garden
- Single garage



TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 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		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect with porch area.
BEDROOM ONE: 9'11 x 12'7 Window to rear aspect.
BEDROOM TWO: 9'11 x 8'11 Window to front aspect.
BATHROOM: Fitted white suite comprising bath with shower over, wash hand basin and low level w/c. Window to side aspect.
LOUNGE: 16'6 x 12'3 Spacious living room with window to front aspect.
KITCHEN: 10'9 x 7'5 With door leading to conservatory. Kitchen area comprising cream floor fitted and wall mounted kitchen units with light wood worktop over. Built in four ring hob with electric oven below and extractor hood above. Separate larder. Window to side aspect.
CONSERVATORY: 9'6 x 5'8 Leading to rear garden.
GARDEN: Enclosed rear garden with small paved area and laid to lawn.
HEATING: Gas central heating
PARKING: Single garage with driveway car parking to the front for two vehicles.
COUNCIL TAX: Band B
EPC RATING: C
REFERENCE: 559

RENT: £ 1,350.00
TOTAL DEPOSIT: £ 1,557.69
HOLDING DEPOSIT: £ 311.53

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.

