

STEPPING STONES

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

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PARK ROAD, HOOK NORTON, OXON, OX15 5PY

£1,400pcm

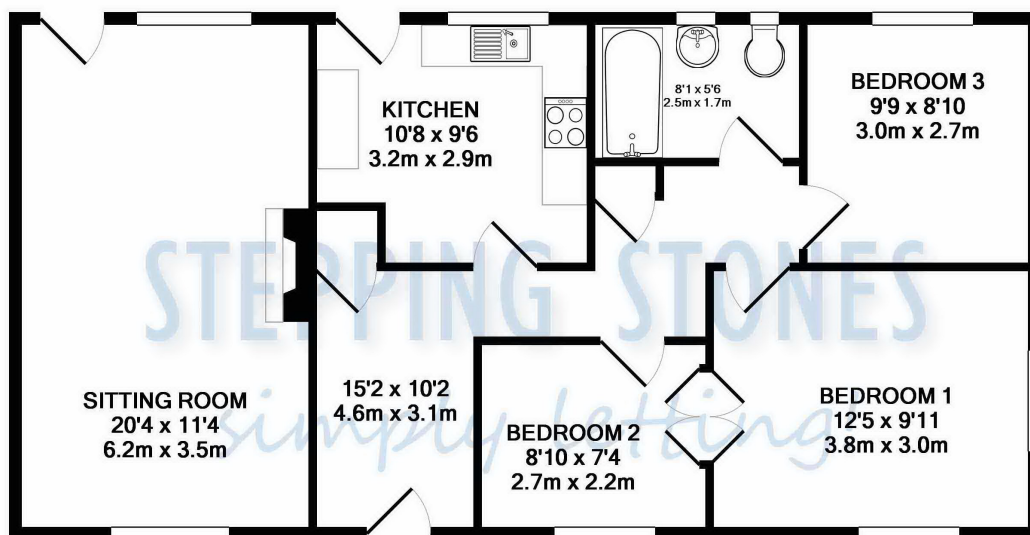


A very well presented three bedroom detached bungalow offering oil fired heating, single garage with driveway parking for two vehicles. The property is situated in a picturesque village close to local amenities. EPC Rating: D. **Available: 23rd May.**

- 3 Bedrooms
- Single garage
- Enclosed rear garden
- 1 Bathroom
- Oil fired heating
- Pets considered

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



TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.0 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		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,400.00

TOTAL DEPOSIT: £ 1,615.38

HOLDING DEPOSIT: £ 323.07

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: 12'9 x 10'5 Dual aspect windows.

Built in double wardrobes.

BEDROOM TWO: 8'10 x 7'4 Window to rear aspect.

Built in storage.

BEDROOM THREE: 9'9 x 8'10 Window to front aspect.

BATHROOM: Three windows to rear aspect. Laminate flooring. White suite comprising P bath with shower over, wash hand basin and w.c.

HALLWAY: Two built in storage cupboards. Door to front aspect.

KITCHEN: Window to rear aspect. Door leading to rear garden. Timber laminate flooring. Range of white floor fitted and wall mounted kitchen units with black worktops over. Four ring halogen hob with electric oven below.

SITTING ROOM: 20'4 x 11'4 Windows to front and rear aspects. Door to rear garden. Feature fireplace.

GARAGE: Single garage to side of property with power and light. Driveway car parking for two vehicles.

GARDEN: Rear and side gardens laid to lawn with mature borders

COUNCIL TAX: Band D

REFERENCE: 468

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.

