

# STEPPING STONES

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

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**THE TITHINGS, SWALCLIFFE, OXON, OX15 5DR**

**£1,325pcm**

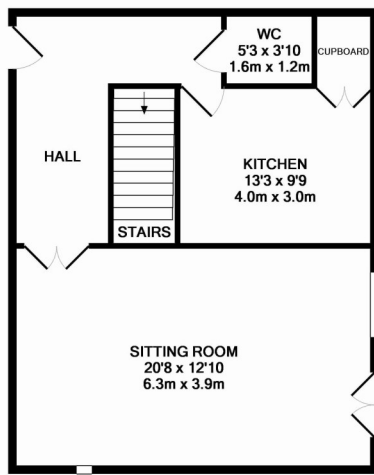


A beautiful two bedroom character thatched cottage set in a secluded position, in a popular village location. The property offers an enclosed rear garden, single garage and en suite bathroom to the master bedroom. EPC Rating: D. **Available: 11th June.**

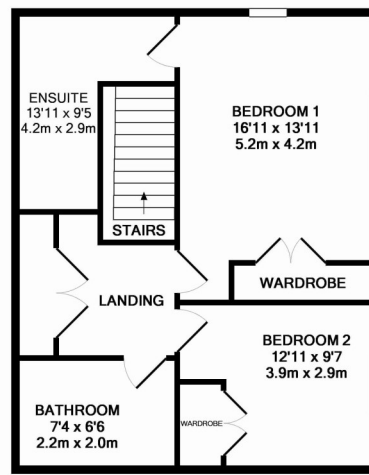
- 2 Bedrooms
- 1 Bathroom
- Downstairs w/c
- Village location
- Single garage
- Thatched cottage

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  
APPROX. FLOOR  
AREA 556 SQ.FT.  
(51.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 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		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,325.00

TOTAL DEPOSIT: £ 1,528.84

HOLDING DEPOSIT: £ 305.76

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).

**ENTRANCE HALL:** Door to front aspect. Wood flooring  
**KITCHEN:** Window to rear aspect. Door to rear aspect. With range of modern floor and wall mounted units. Four ring electric cooker. Built in larger cupboard.  
**CLOAKROOM:** Comprising suite of wash hand basin and low level w/c.  
**LOUNGE:** 20'9 x 12' French doors to rear. Window to rear aspect. Electric feature fireplace  
**BEDROOM ONE:** 16'10 x 13'11 Windows to both rear and side aspects. Built in wardrobe  
**EN SUITE:** Comprising suite of bath with shower attachment off, wash hand basin and low level w.c.  
**BEDROOM TWO:** 14'4 x 9'7 Window to rear aspect. Built in wardrobe.  
**BATHROOM:** Comprising white suite of bath with shower over, wash hand basin and low level w/c.  
**HEATING:** Gas LPG  
**PARKING:** Courtyard area. 2 allocated car parking spaces to front. Single garage.  
**GARDEN:** Enclosed rear garden laid to lawn with patio area.  
**COUNCIL TAX:** Band D  
**REFERENCE:** 417  
**EPC RATING:** D

#### 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.

