

STEPPING STONES

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

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YARROW ROAD, BODICOTE, OXON, OX15 4SN

£1,900pcm

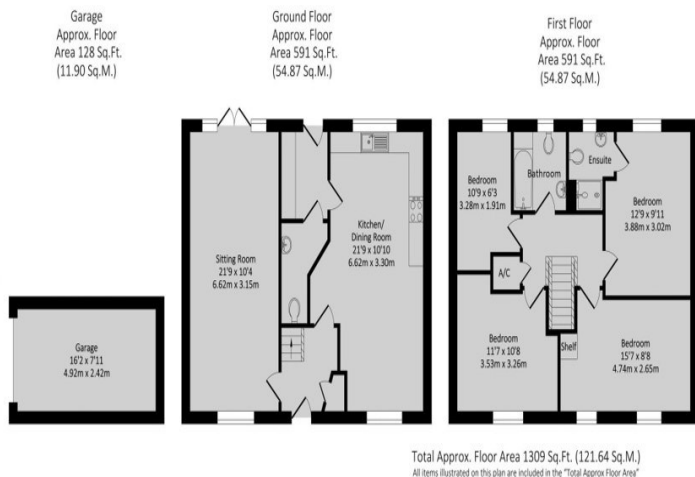


An immaculately presented four bedroom detached house located on the popular Longford Park development. The property benefits from having an enclosed rear garden, a utility area and an en suite to the master bedroom. EPC Rating: B. **Available: 7th July.**

- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Single garage
- Enclosed rear garden
- Popular location

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



ENTRANCE HALL: Door to front aspect. Built in storage cupboard.

CLOAKROOM: Comprising low level w/c and wash hand basin.

KITCHEN/DINING ROOM: 21'9 x 10'10 Dual aspect windows. Floor fitted and wall mounted units with worktops over. Four ring electric hob with extractor hood above. Built in oven, fridge/freezer and dishwasher. Door leading to:

UTILITY ROOM: Door to rear aspect. Comprising wall mounted units and worktops.

SITTING ROOM: 21'9 x 10'4 Dual aspect windows and French doors to rear garden.

BEDROOM ONE: 12'9 x 9'11 Window to rear aspect.

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

BEDROOM TWO: 15'7 x 8'8 Windows to front aspect.

BEDROOM THREE: 11'7 x 10'8 Window to front aspect.

BATHROOM: Window to rear aspect. Modern white suite comprising low level w/c, wash hand basin and shower cubicle.

BEDROOM FOUR: 10'9 x 6'3 Window to rear aspect.

GARDEN: Gate access to the driveway and garage.

Enclosed rear garden with a paved patio area and lawned garden.

HEATING: Gas central heating

PARKING: Single garage with power and light. Driveway to the front of the garage for up to two vehicles.

COUNCIL TAX: Band E

EPC RATING: B

REFERENCE: 764

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,900.00

TOTAL DEPOSIT: £ 2,192.30

HOLDING DEPOSIT: £ 438.46

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

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.

