

# STEPPING STONES

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

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**WHITE COTTAGES, NETHER WORTON, OXON, OX7 7AU**

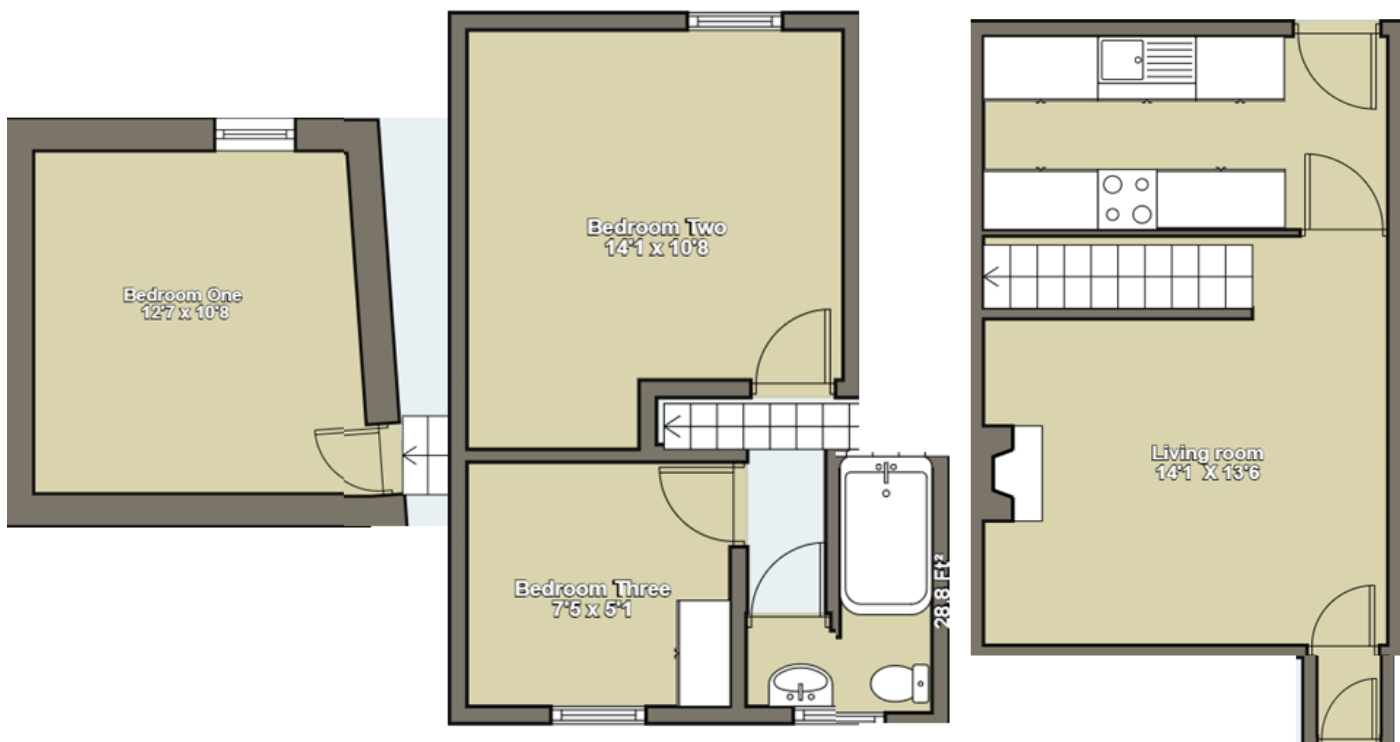
**£1,350pcm**



A beautifully presented character property situated in a quiet village location. The cottage has been finished to a high specification and offers oil fired heating and an enclosed rear garden.

**EPC Rating: E Available: 23rd May.**

- 3 Bedrooms
- Character features
- Quiet location
- 1 Bathroom
- Oil fired heating
- Enclosed rear garden



Score	Energy rating	Current	Potential
92+	<b>A</b>		106 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	42 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

RENT: £ 1,350.00

TOTAL DEPOSIT: £ 1,557.69

HOLDING DEPOSIT: £ 311.54

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:** 12'7 x 11'5 Situated on the second floor with a window to the front aspect. Built in storage cupboard.

**BEDROOM TWO:** 11'8 x 10'8 First floor bedroom with window to the front aspect and built in storage cupboard.

**BEDROOM THREE:** 7'5 x 5'1 First floor bedroom with window to rear aspect and storage cupboard.

**BATHROOM:** 6'1 x 6'2 Modern white suite comprising bath with shower over wash hand basin and low level w/c. Window to rear aspect. Vinyl flooring. Walls tiled to splashback areas.

**LOUNGE:** 14'1 x 13'6 Window to front aspect.

**KITCHEN:** 9'9 x 6'2 Window to rear aspect. Range of white high gloss floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Ceramic tiled flooring.

**GARDEN:** Laid to lawn with patio area.

**HEATING:** Oil fired heating.

**PARKING:** On street car parking.

**EPC RATING:** E

**COUNCIL TAX:** Band D

**REFERENCE:** 788

#### 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.

