

STEPPING STONES

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

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HEATH CLOSE, MILCOMBE, OXON, OX15 4RZ

£1,250pcm



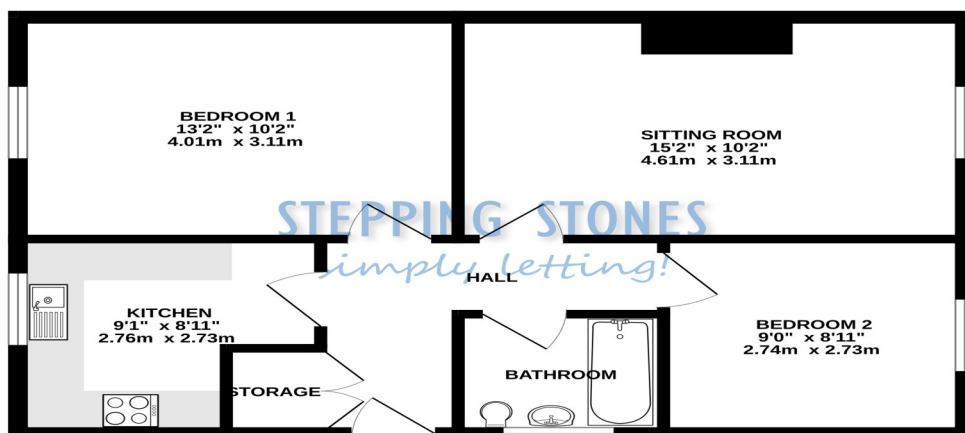
A well-presented two bedroom semi-detached bungalow situated in the charming village of Milcombe, on a quiet cul-de-sac. The property offers driveway car parking for two vehicles, a single garage and a rear garden. It benefits from having a spacious living room, a modern fitted kitchen, two generously sized bedrooms, and a contemporary family bathroom. EPC Rating: D. **Available: 7th July.**

- 2 Bedrooms
- 1 Bathroom
- Oil central heating
- Single garage
- Rear garden
- 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

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with NetScout i2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

SITTING ROOM: 15'2 x 10'2 Window to front aspect.

KITCHEN: 9'1 x 8'11 Window to rear aspect. Floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above.

BEDROOM ONE: 13'2 x 10'2 Window to rear aspect.

BEDROOM TWO: 9'0 x 8'11 Window to front aspect.

BATHROOM: Window to side aspect. Modern white suite comprising low level w/c, wash hand basin and bath with shower over.

GARDEN: Open plan rear garden laid to lawn with a small patio area. Oil tank.

HEATING: Oil central heating

PARKING: Single garage and driveway car parking for two vehicles.

COUNCIL TAX: Band B

EPC RATING: D

REFERENCE: 747

WATER & DRAINAGE: Mains connected

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RENT: £ 1,250.00
TOTAL DEPOSIT: £ 1,442.30
HOLDING DEPOSIT: £ 288.46

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 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.

