

# STEPPING STONES

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

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**SADDLEDON STREET, TYSOE, WARWICKSHIRE, CV35 0SH**

**£1,800pcm**



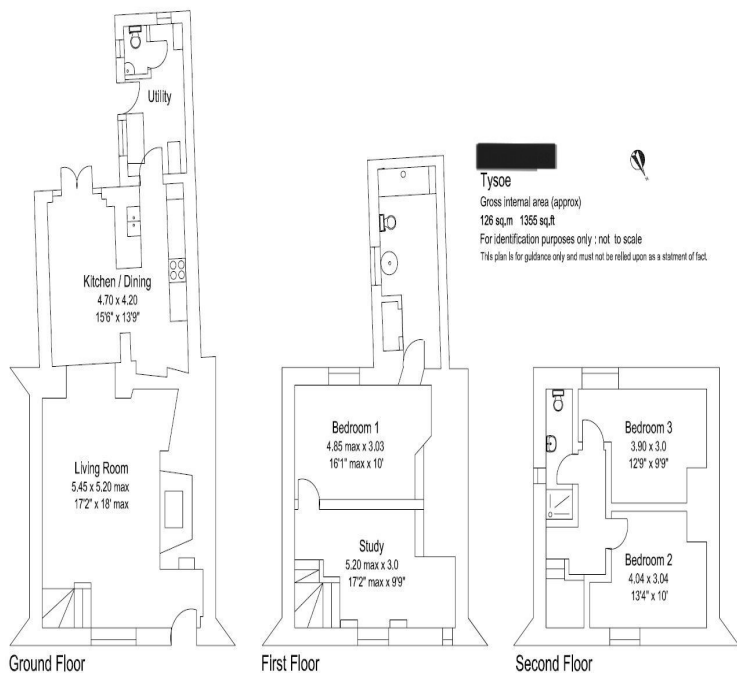
A three bedroom house set in a quiet village location. The property boasts many character features to include an inglenook fireplace, there is a large enclosed rear garden, an en suite to the master bedroom, a study and a utility room containing a cloakroom. EPC Rating: E. **Available: 22nd August.**

- 3 Bedrooms
- 2 Bathrooms
- Oil fired heating
- Character features
- Enclosed rear garden
- Village 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

RENT: £ 1,800.00  
TOTAL DEPOSIT: £ 2,076.92  
HOLDING DEPOSIT: £ 415.38

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.

#### GROUND FLOOR

**ENTRANCE HALL:** Door to front aspect.

**LOUNGE:** 17'2 x 18' Window and door to front aspect. Inglenook fireplace.

**KITCHEN/DINER:** 15'6 x 13'9 Doors to rear garden. Cream kitchen comprising floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above. Matching island with Belfast sink. Dishwasher. Fridge/freezer.

**UTILITY ROOM:** Window and stable door to rear aspect. Washing machine.

**CLOAKROOM:** Low level w/c and wash hand basin.

#### FIRST FLOOR

**STUDY:** 17'2 x 9'9 Dual aspect windows to front aspect. With door through to:

**BEDROOM ONE:** 16'1 x 10' Window to rear aspect.

**EN SUITE:** Window to rear aspect. Bath with shower over, low level w/c and wash hand basin.

#### SECOND FLOOR

**BEDROOM TWO:** 13'4 x 10' Window to front aspect.

**BEDROOM THREE:** 12'9 x 9'9 Window to rear aspect.

**SHOWER ROOM:** Window to rear aspect. Shower cubicle with low level w/c and wash hand basin.

**GARDEN:** Large enclosed rear garden with a shingle area and then the rest is raised laid to lawn.

**HEATING:** Oil fired heating

**PARKING:** Driveway car parking for two vehicles

**COUNCIL TAX:** Band E

**EPC RATING:** E

**REFERENCE:** 459

**WATER & DRAINAGE:** Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

