

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



CHENEY GARDENS, MIDDLETON CHENEY, OXON, OX17 2ST

£1,800pcm

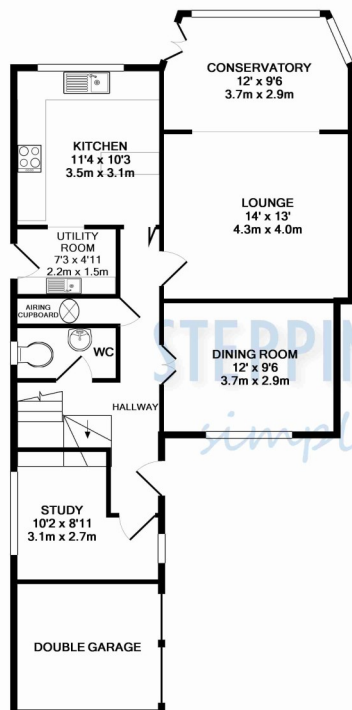


A well presented and spacious four bedroom detached house situated in a popular residential area. The property benefits from having gas central heating, three reception rooms and study. The property has ample parking to the front and a double garage. EPC Rating: C **Available: 29th July.**

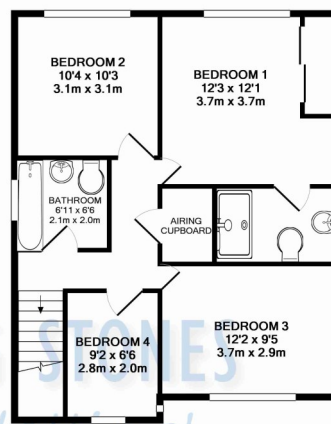
- 4 Bedrooms
- 2 Bathrooms
- Double garage
- Gas central heating
- Conservatory
- Enclosed garden

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



1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1462 SQ.FT. (135.8 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
Made with Metropix ©2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	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).

BEDROOM ONE: 12'3 x 12'1 Window to rear aspect. Built in wardrobes.

EN SUITE: Comprising double shower cubicle with wash hand basin and low level w.c. Window to front aspect.

BEDROOM TWO: 10'4 x 10'3 Window to rear aspect.

BEDROOM THREE: 12'2 x 9'5 Window to front aspect.

BEDROOM FOUR: 9'2 x 6'6 Window to front aspect.

BATHROOM: Comprising classic suite of bath with shower over, wash hand basin and low level w.c. Window to rear aspect.

LANDING: Built in airing cupboard. Stairs leading down to hallway.

LOUNGE: 14'0 x 13'0 Fireplace with wood burner. Open plan to conservatory.

DINING ROOM: 12'0 x 9'6 With window to front aspect.

KITCHEN: 11'4 x 10'3 A range of floor fitted and wall mounted light wood effect units with contrasting worktops over. Integrated fridge/freezer and dishwasher. Five ring gas hob and double oven below with extractor hood above. Tiled flooring.

UTILITY ROOM: 7'3 x 4'11 Door to side entrance. Fitted with units to match kitchen and round single drainer sink.

HALLWAY: Door to front aspect. Stairs to first floor.

CONSERVATORY: 12'0 x 9'6 With double doors leading to the rear garden. Electrically operated ceiling blinds.

STUDY: 10'2 x 8'11 With window to front and rear aspect.

HEATING: Gas central heating.

PARKING: Parking to the front with double garage.

GARDEN: Garden to the front and rear of property.

COUNCIL TAX: Band F

REFERENCE: 603

WATER & DRAINAGE: Mains connected

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.

