

STEPPING STONES

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MAIN ROAD, UPPER TADMARTON, OXON, OX15 5SH

£1,295pcm



We are delighted to present this pretty two bedroom country cottage located in the picturesque village of Upper Tadmarton. It benefits from having ample character features, an enclosed rear garden and a feature inglenook fireplace. EPC Rating: Exempt. **Available: 5th December.**

- 2 Bedrooms
- Character features
- Large enclosed garden
- 1 Bathroom
- Village location
- Gas fired heating

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
465 sq ft. (43.2 sq.m.) approx.

1ST FLOOR
320 sq ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq ft. (72.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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 MyPlan (2022)



ENTRANCE: Door to front aspect leading through a passageway to the rear of the cottage. Door leading from the rear directly into the lounge.

LOUNGE: 14'4 x 13'11 Dual aspect windows. Feature inglenook fireplace.

KITCHEN/DINER: 13'8 x 8'4 Window to front aspect. Kitchen comprising floor and wall mounted units with marble effect worktops over. Four ring electric hob with oven below. Integrated slimline dishwasher and undercounter fridge. Microwave.

STORAGE: Built in storage cupboard. Airing cupboard. Freestanding washing machine and freezer.

BATHROOM: Dual aspect windows. White suite comprising bath, wash hand basin, low level w/c and corner shower cubicle.

BEDROOM ONE: 14'3 x 12'5 Dual aspect windows.

BEDROOM TWO: 14'5 x 12'1 Dual aspect windows.

GARDEN: Enclosed rear garden with an L shaped gravel area, patio area and the rest is laid to lawn. There is a bin storage area that also houses the gas bottles. Separate storage shed.

HEATING: LPG gas fired heating

PARKING: On road car parking

COUNCIL TAX: Band D

EPC RATING: Exempt

REFERENCE: 170

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>



RENT: £ 1,295.00
TOTAL DEPOSIT: £ 1,494.23
HOLDING DEPOSIT: £ 298.85

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.

