

STEPPING STONES

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

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



SWIFT DRIVE, BODICOTE, OXON, OX15 4GQ

£1,450pcm

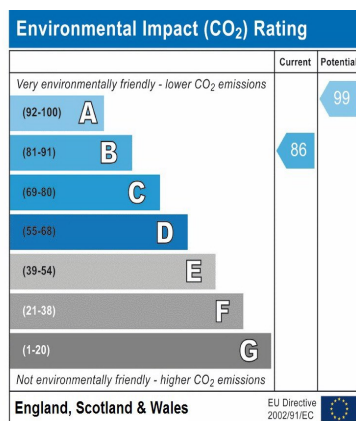
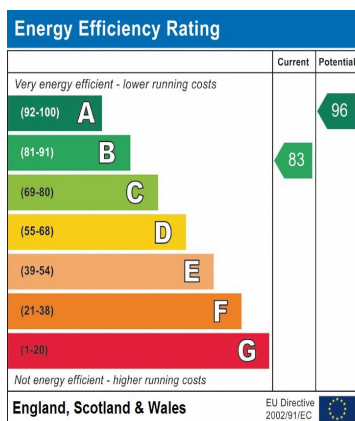
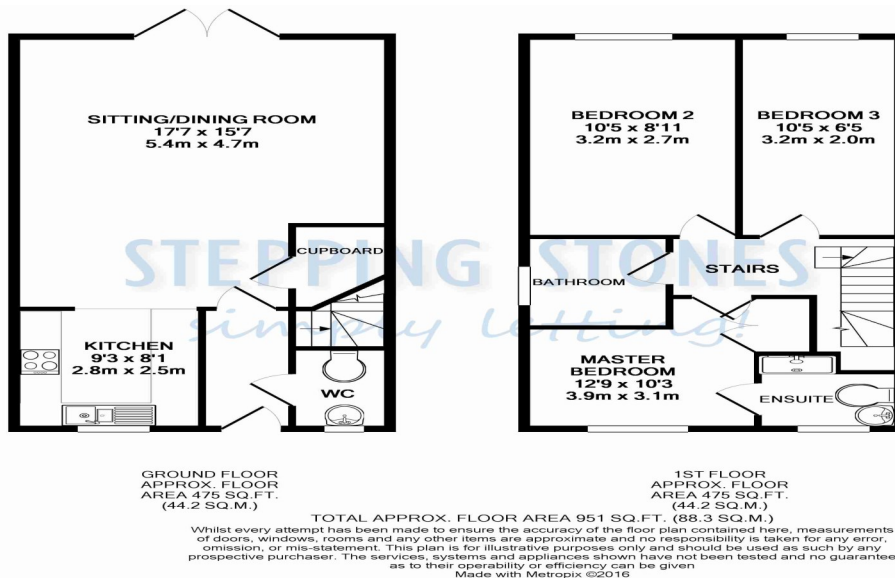


A high specification three bedroom end of terrace home situated on the popular Longford Park development. The property benefits from having integrated kitchen appliances, an enclosed rear garden and a single garage to the rear with parking to the front. EPC Rating: B. **Available: 1st December.**

- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Single garage
- Enclosed rear garden
- Popular 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



Address:
Swift Drive Banbury Bodicote OX15 4GQ

RENT: £ 1,450.00

TOTAL DEPOSIT: £ 1,673.08

HOLDING DEPOSIT: £ 334.61

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.

ENTRANCE HALL: Door to front aspect.

CLOAKROOM: White suite comprising wash hand basin and w/c.

LOUNGE/DINER: 17'7 x 15'7 French doors leading to rear garden. Built in under stairs storage cupboard.

KITCHEN: 9'3 x 8'1 Window to front aspect. A range of floor fitted and wall mounted grey high gloss units with cream worktops over. Four ring gas hob with oven below and extractor hood above. Integrated fridge/freezer, washing machine and dishwasher.

BEDROOM ONE: 12'9 x 10'3 Window to front aspect. Built in double wardrobes.

EN SUITE: Comprising white suite of double shower cubicle, wash hand basin and low level w/c. Window to front aspect.

BEDROOM TWO: 10'5 x 8'11 Window to rear aspect.

BEDROOM THREE: 10'5 x 6'5 Window to rear aspect.

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

GARDEN: Enclosed rear garden laid to lawn with patio area.

HEATING: Gas central heating

PARKING: Single garage to the rear with parking to the front for one vehicle. Plenty of on road parking available.

COUNCIL TAX: Band D

EPC RATING: B

REFERENCE: 635

