

STEPPING STONES

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

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SWIFT DRIVE, BODICOTE, OXON, OX15 4GQ

£1,500pcm

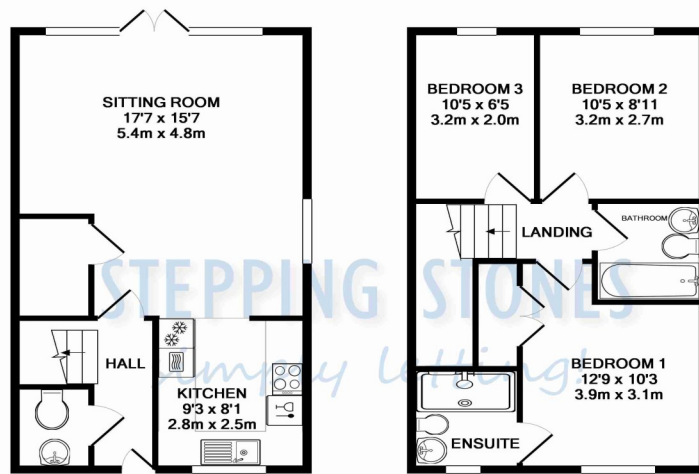


A three bedroom semi detached house situated on the popular Longford Park development close to local schooling and amenities. The property benefits from having integrated white goods, an enclosed rear garden and single garage. EPC Rating: B. **Available: 8th December.**

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

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
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 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.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,500.00
TOTAL DEPOSIT: £ 1,730.77
HOLDING DEPOSIT: £ 346.15

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: 12'9 x 10'3 Window to front aspect. Built in double wardrobe.

EN SUITE: Comprising suite of 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: Comprising suite of bath with shower over, wash hand basin and low level w.c. Window to side aspect.

LANDING: Loft hatch and stairs leading down to:

ENTRANCE HALL: Door to front aspect.

CLOAKROOM: Comprising suite of wash hand basin and low level w.c.

SITTING ROOM: 13'10 x 11'10 Double French doors to rear aspect. Dual aspect windows. Built in storage.

KITCHEN: With range of modern floor and wall mounted units. Built in four ring gas hob and extractor hood above with separate electric oven. Integrated washing machine, dishwasher and fridge/freezer.

GARDEN: Laid to lawn with small patio area.

HEATING: Gas central heating

PARKING: Single garage with one allocated car parking space to the front

COUNCIL TAX: Band B

REFERENCE: 718

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.

