

STEPPING STONES

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RUMPTONS Paddock, GRENDON UNDERWOOD, BUCKS, HP18 0SN

£2,000pcm



A well presented and spacious four bedroom detached family home situated in a popular village location. The property benefits from having a single garage, enclosed rear garden and oil fired heating. EPC Rating: To be confirmed. **Available: 6th February.**

- 4 Bedrooms
- 2 Bathrooms
- Village location
- Oil fired heating
- Enclosed rear garden
- Single garage

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



ENTRANCE HALL: Door to front aspect. Large storage cupboard.

CLOAKROOM: Window to front aspect. White suite comprising wash hand basin and w.c.

LOUNGE: 14'9 x 27'2 Window to front aspect. Patio doors leading to rear garden.

KITCHEN/DINER: 21' x 11'11 Window to rear aspect. Stable door and patio doors leading to rear garden. A full range of floor fitted and wall mounted light timber units with contrasting dark worktops over. Four ring halogen hob with electric double oven below and extractor fan above. Integrated fridge/freezer.

LOFT SPACE: 23'10 x 11'4 Velux window to rear aspect. Built in under eaves built in storage. Stairs leading down to landing;

BEDROOM ONE (MASTER): 15'2 x 10'6 Two windows to rear aspect.

DRESSING AREA: 7'2 x 3'6 Full height built in wardrobes to both sides.

EN SUITE: Window to front aspect. White suite comprising double shower cubicle wash hand basin and w.c, tiled flooring.

BEDROOM TWO: 14' x 12'10 Window to rear aspect.

BEDROOM THREE: 12'10 x 10'7 Window to front aspect.

BEDROOM FOUR: 11'2 x 7'8 Window to front aspect.

BATHROOM: Window to rear aspect. White suite comprising double shower cubicle, bath with shower attachment off taps, wash hand basin and w.c. Laminate flooring.

GARDEN: Rear garden laid to lawn with patio area. Front garden is open plan and has driveway parking.

HEATING: Oil fired heating.

PARKING: Single garage with off road parking for up to 4 vehicles.

COUNCIL TAX: Band E

REFERENCE: 105

EPC RATING: To be confirmed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

RENT: £ 2,000.00

TOTAL DEPOSIT: £ 2,307.69

HOLDING DEPOSIT: £ 461.54

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.

