

STEPPING STONES

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

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SHUTFORD ROAD, NORTH NEWINGTON, OXON, OX15 6AN

£1,995pcm



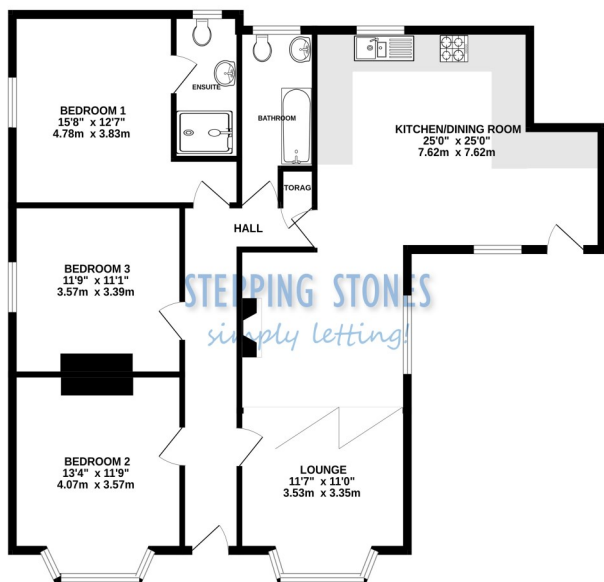
A three bedroom detached bungalow situated in the highly desired village of North Newington, sitting on a working farm. The property benefits from having open plan living, oil underfloor heating, a log burner and it has a large garden with beautiful countryside views. EPC Rating: C. **Available: 26th January.**

- 3 Bedrooms
- 2 Bathrooms
- Village location
- Pets considered
- Integrated appliances
- Underfloor 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
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, square and any other figures are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been visited and no guarantee as to their operability or efficiency can be given.
Rental with Reference (2022)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

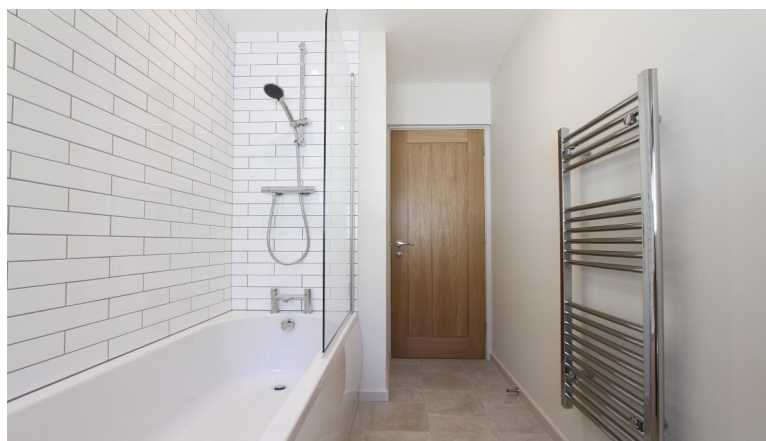
RENT: £ 1,995.00
TOTAL DEPOSIT: £ 2,301.92
HOLDING DEPOSIT: £ 460.38

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).

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.

LOUNGE: 11'7 x 11'0 Bay window to front aspect.

Tri folding doors. Log burner.

KITCHEN/DINER/UTILITY AREA: 25'0 x 25'0 Spacious open plan area. Dual aspect windows and door to front aspect. Kitchen comprises floor and wall mounted units with worktops over. Integrated dishwasher, four ring electric hob with oven below. American style fridge/freezer.

STORAGE: Built in storage cupboard with shelving.

BATHROOM: Window to rear aspect. Modern white suite comprising bath with shower over, wash hand basin and low level w.c.

BEDROOM ONE: 15'8 x 12'7 Window to side aspect.

EN SUITE: Window to rear aspect. Modern white suite comprising shower cubicle, low level w.c and wash hand basin.

BEDROOM TWO: 13'4 x 11'9 Bay window to front aspect.

BEDROOM THREE: 11'9 x 11'1 Window to side aspect.

GARDEN: Large garden that is mainly laid to lawn, there is a patio area and there are some fir trees.

HEATING: Oil and electric. Oil underfloor heating throughout. Main bathroom has an electric radiator.

PARKING: Driveway car parking for up to four vehicles.

COUNCIL TAX: Band D

EPC RATING: C

REFERENCE: 225

OTHER NOTES: The property sits on a working farm so farming vehicles and livestock will be in the surrounding private farmland.

