

STEPPING STONES

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CREAMPOT LANE, CROPREDY, BANBURY, OXON, OX17 1NT

£1,800pcm



A charming three bedroom stone built cottage set in a popular, well served village with a strong community feel. The property is attractively presented and full of character, combining traditional cottage features with comfortable living spaces. EPC Rating: To be confirmed. **Available: 16th February**

- 3 Bedrooms
- 2 Bathrooms
- Oil central heating
- Character features
- Enclosed gardens
- Utility room



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)	B	
(81-91)	C	
(69-80)	D	
(55-68)	E	
(39-54)	F	
(21-38)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

RENT: £ 1,800.00

TOTAL DEPOSIT: £ 2,076.92

HOLDING DEPOSIT: £ 415.38

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.



TOTAL FLOOR AREA: 157m² (1,691 sq ft) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other features are approximate and should not be relied on as such. Any prospective purchaser must satisfy themselves as to the actual measurements and area of the property.

ENTRANCE PORCH:

Door and window to front aspect.
LIVING ROOM: 20'4 x 17'7 Dual aspect windows. French doors to garden. Exposed beams. Log burner.

KITCHEN: 14'2 x 10'8 Dual aspect windows with window seat. Exposed beam. Farmhouse style kitchen with floor and wall mounted units with worktops over. Rangemaster. Island.

UTILITY ROOM: 10'4 x 8'0 Window to side aspect. Integrated oven. Freestanding washing machine and fridge/freezer. Built in storage cupboard.

CONSERVATORY/GARDEN ROOM: 12'10 x 7'4 With french doors to garden.

LANDING: Split level landing with window to rear aspect.

BEDROOM ONE: 18'8 x 11'10 Dual aspect windows. Bespoke wardrobes/storage. Additional storage cupboard.

EN SUITE: Window to rear aspect. Modern suite comprising shower cubicle, w.c. and vanity unit.

BEDROOM TWO: 14'1 x 9'2 Window to front aspect.

BATHROOM: Window to side aspect. Comprising modern suite of combined vanity and toilet unit and bath with shower over. Airing cupboard.

BEDROOM THREE: 9'10 x 8'2 Window to front aspect.

HEATING: Oil fired heating controlled by Hive

PARKING: Allocated parking for two vehicles

GARDENS: Front enclosed garden and enclosed rear garden with patio, laid to lawn area and a mixture of plants, shrubs, and bushes. Shed. Gate access.

COUNCIL TAX: Band F

EPC RATING: To be confirmed

REFERENCE: 179

WATER & DRAINAGE: Mains connected

