

STEPPING STONES

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A stone built four bedroom home situated within a private courtyard in a peaceful village location. This attractive property offers a bright and welcoming layout with a blend of character and practicality, and benefits from having an enclosed rear garden, single garage and two allocated car parking spaces.

EPC Rating: C. **Available: Now.**

- 4 Bedrooms
- 3 Bathrooms
- Oil fired heating
- Single garage
- Village location
- Character features

Approximate Gross Internal Area 2062 sq ft - 192 sq m
 Main House Area 1728 sq ft - 161 sq m
 Outbuilding Area 334 sq ft - 31 sq m



GROUND FLOOR

ENTRANCE HALL: Door to front aspect. Built in storage cupboards.

WC: Window to front aspect. Comprising low level w.c. and wash hand basin.

LIVING ROOM: 17'6" x 12'0" Window to front and bifold doors to rear. Log burner.

KITCHEN/DINING ROOM: 28'3" x 12'1" Bifold doors to garden. Farmhouse style floor and wall mounted units with worktops over. Electric induction aga, washing machine, dishwasher and fridge/freezer.

FIRST FLOOR

BEDROOM ONE: 19'1" x 12'1" Dual aspect windows. Full length built in storage cupboards.

EN SUITE: Windows to front aspect. Walk in shower cubicle. Wash hand basin and low level w.c.

BEDROOM TWO: 11'9" x 10'4" Windows to rear aspect. Built in storage.

BATHROOM: Window to front aspect. Suite comprising bath with shower, wash hand basin and low level w.c.

SECOND FLOOR

BEDROOM THREE: 12'1" x 12'0" Velux windows. Built in storage cupboards.

BATHROOM: Velux window. Bath with shower over, wash hand basin and low level w.c. Eaves storage cupboard.

BEDROOM FOUR: 12'3" x 8'9" Velux window. Built in storage cupboard.

HEATING: Oil fired central heating

GARDEN: Enclosed rear garden. Decked area and paved area.

PARKING: Single garage with storage above. Two allocated car parking spaces

COUNCIL TAX: Band F

EPC RATING: C

REFERENCE: 640

WATER & DRAINAGE: Mains connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 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.

