

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



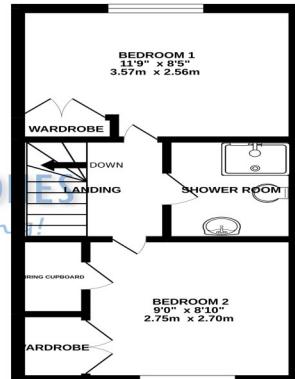
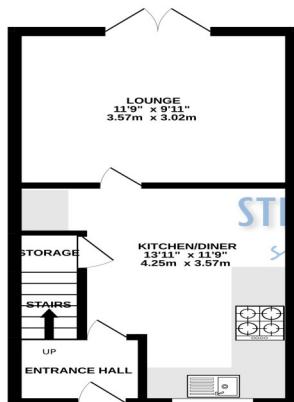
WILLOW DRIVE, BICESTER, OXON, OX26 3XF

£1,350pcm



An immaculately presented two bedroom home situated on the popular Southwold development. The property is conveniently located close to local amenities, it is within walking distance to Bicester town centre and the train station. EPC Rating: C. **Available: 14th April.**

- 2 Bedrooms
- 1 Shower room
- Gas central heating
- Close to the town centre
- Enclosed rear garden
- Built in wardrobes



STEPPING STONES
simply letting!

TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, wardrobes, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Drawsoft 7.5/2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,350.00

TOTAL DEPOSIT: £ 1,557.69

HOLDING DEPOSIT: £ 311.54

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).

ENTRANCE HALL: Door to front aspect with a porch area.

LOUNGE: 11'9 x 9'11' Patio doors to rear aspect.

KITCHEN: 13'11 x 11'9' Window to front aspect. Fitted kitchen comprising wall and floor mounted units with worktops over, four ring electric hob with oven below and extractor hood above. Under stairs storage cupboard.

BEDROOM ONE: 11'9 x 8'5' Window to aspect. Built in wardrobe.

BEDROOM TWO: 9'0 x 8'10' Window to aspect. Built in wardrobe. Airing cupboard.

SHOWER ROOM: Comprising shower, low level w.c., heated chrome towel radiator and wash hand basin.

GARDEN: Landscaped garden that is laid to lawn and has a patio area.

HEATING: Gas central heating

PARKING: One unallocated car parking space

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 661

WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

