STEPPING STONES

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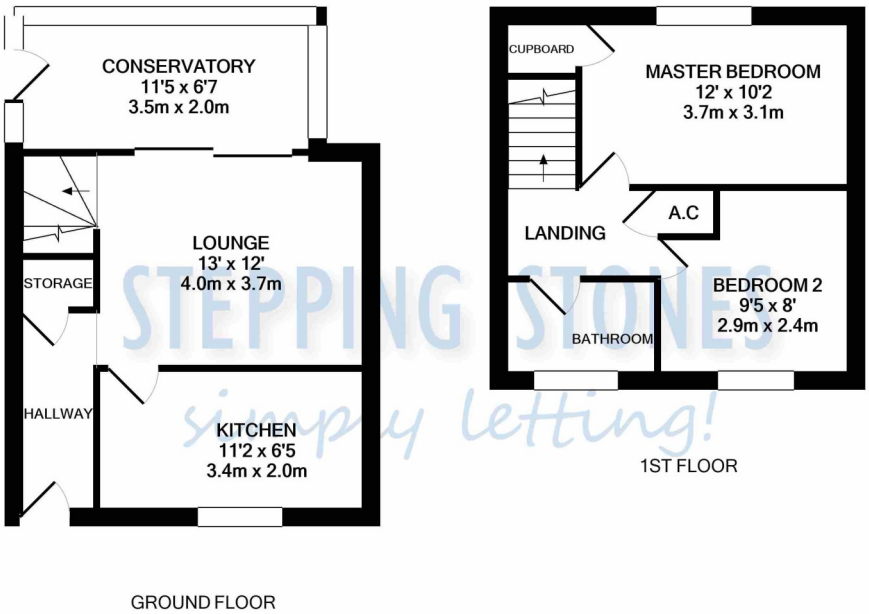
WINTERS WAY, BLOXHAM, OXON, OX15 4QS — £1,295pcm

We are delighted to present this two bedroom terraced house situated in the popular village of Bloxham. The property benefits from having white goods in the kitchen, an enclosed rear garden and a single garage in block. EPC Rating: D. **Available: Now**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Village location
- Conservatory
- 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



STEPPING STONES
simply letting!

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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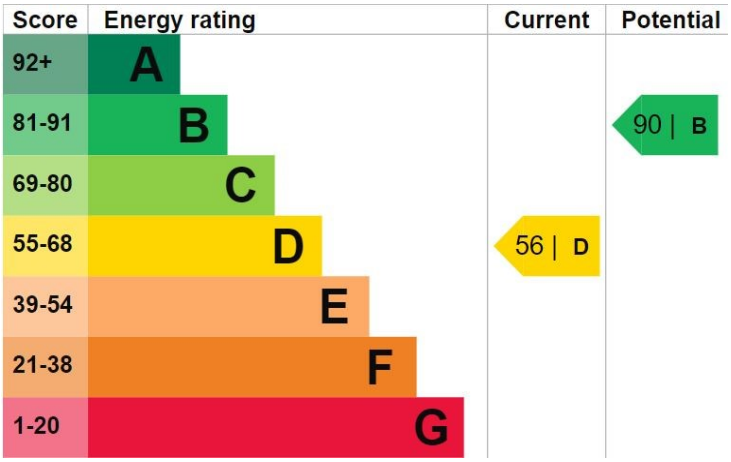

RENT:	£ 1,295.00
TOTAL DEPOSIT:	£ 1,494.23
HOLDING DEPOSIT:	£ 298.84

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 mis-leading 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. Built in storage.
LOUNGE: 13’ x 12’ Sliding doors to the conservatory.
KITCHEN: 11’2 x 6’5 Window to front aspect. Comprising floor and wall mounted units with worktops over. Freestanding electric cooker with a four ring hob on top and a grill and oven below. Freestanding dishwasher and fridge/freezer.
CONSERVATORY: 11’5 x 6’7 With door to side aspect leading to the rear garden.
BEDROOM ONE: 12’ x 10’2 Window to rear aspect. Built in cupboard.
BEDROOM TWO: 9’5 x 8’ Window to front aspect.
BATHROOM: Window to front aspect. White suite comprising low level w.c, wash hand basin and bath with shower over.
GARDEN: Enclosed rear garden that is separated there is a patio area with steps leading down to a plant area.
HEATING: Gas central heating
PARKING: On street parking with a single garage in block.
COUNCIL TAX: Band B
EPC RATING: D
REFERENCE: 829

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.