

STEPPING STONES

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

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THORPE ROAD, CHACOMBE, OXON, OX17 2JA

£950pcm



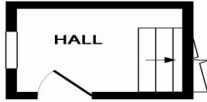
A well presented one bedroom first floor apartment situated in a popular village location. The property has been finished to a high standard and offers an enclosed rear garden, allocated parking to the front and electric heating.

EPC Rating: D. **Available: Now.**

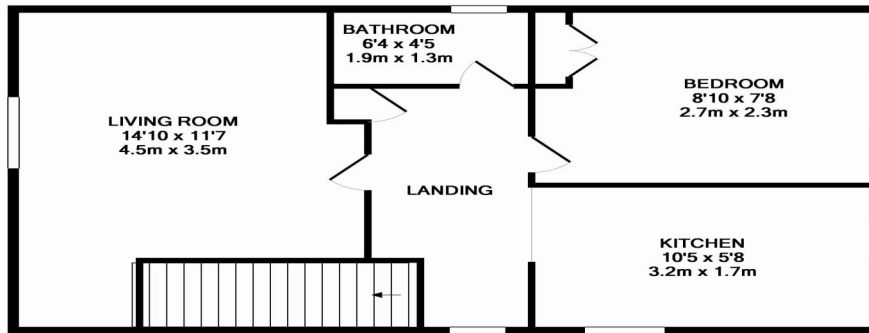
- 1 Bedroom
- 1 Shower Room
- Electric heating
- First floor
- Enclosed rear garden
- One allocated car parking space

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (78.9 SQ.M.)

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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GROUND FLOOR
APPROX. FLOOR
AREA 46 SQ.FT.
(4.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE: Door to front aspect. Built in storage. Carpeted stairs rising to first floor. Controls for alarm security system. Built in storage cupboard on landing.

BEDROOM ONE: 9'9 x 8'11 Window to rear aspect. Built in airing cupboard. Built in wardrobe with shelf and hanging rail. Dark timber effect laminate flooring.

BATHROOM: Window to side aspect. Classic white suite comprising corner shower cubicle, wash hand basin with vanity unit under and w.c.

SITTING ROOM: 14'2 x 12'8 Window to front aspect. Wall mounted electric fire. Multi media point. Dark timber effect laminate flooring.

KITCHEN: 10' x 6'5 Dual aspect windows. A range of white floor fitted and wall mounted units with contrasting worktops over. Four ring electric hob with electric oven below and extractor hood above.

HEATING: Electric heating

GARDEN: Enclosed rear garden laid to lawn with gravelled area. Access via side gate.

PARKING: One allocated car parking space

COUNCIL TAX: Band A

EPC RATING: D

REFERENCE: 518

WATER & DRAINAGE: Mains connected

RENT: £ 950.00

TOTAL DEPOSIT: £ 1,096.15

HOLDING DEPOSIT: £ 219.23

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.

