

# STEPPING STONES

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**LINNET ROAD, BODICOTE, BANBURY, OXON, OX15 4FY**

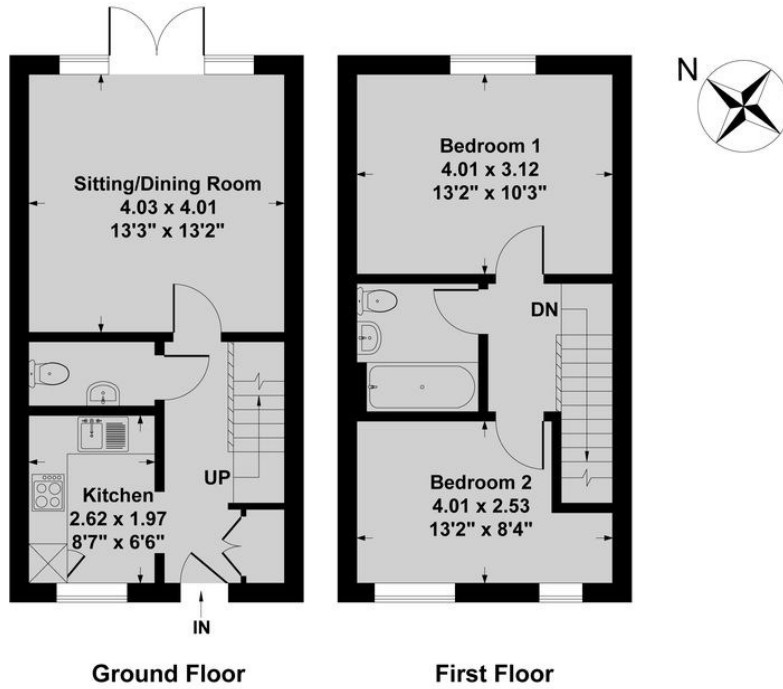
**£1,300pcm**



A well presented two bedroom terraced house in the popular village of Bodicote, benefitting from a private rear garden and driveway parking. Ideally located close to local amenities and transport links, the property offers comfortable accommodation in a sought after residential setting.

**EPC Rating: C. Available: 3rd July**

- 2 Bedrooms
- 1 Bathroom
- High specification
- Popular location
- Enclosed rear garden
- Gas central heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BEDROOM ONE:** 13'2 x 10'3 Double glazed window to rear aspect.

**BEDROOM TWO:** 13'2 x 8'4 Double glazed window to front aspect.

**BATHROOM:** Comprising white suite of shower cubicle, wash hand basin and low level w.c.

**ENTRANCE HALL:** Door to front aspect. With downstairs w.c

**KITCHEN:** 8'7 x 6'6 Double glazed windows to front aspect. A range of floor and wall mounted units with dark speckle effect melamine worktops over.

**SITTING ROOM:** 13'3 x 13'2 Double glazed French doors to rear aspect.

**GARDEN:** Enclosed rear garden

**PARKING:** Driveway car parking

**COUNCIL TAX:** Band B

**REFERENCE:** 380

RENT: £ 1,300.00  
 TOTAL DEPOSIT: £ 1,500.00  
 HOLDING DEPOSIT: £ 300.00

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.

