STEPPING STONES

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COLLINS DRIVE, BLOXHAM, OXON, OX15 4FR **£1,500pcm**

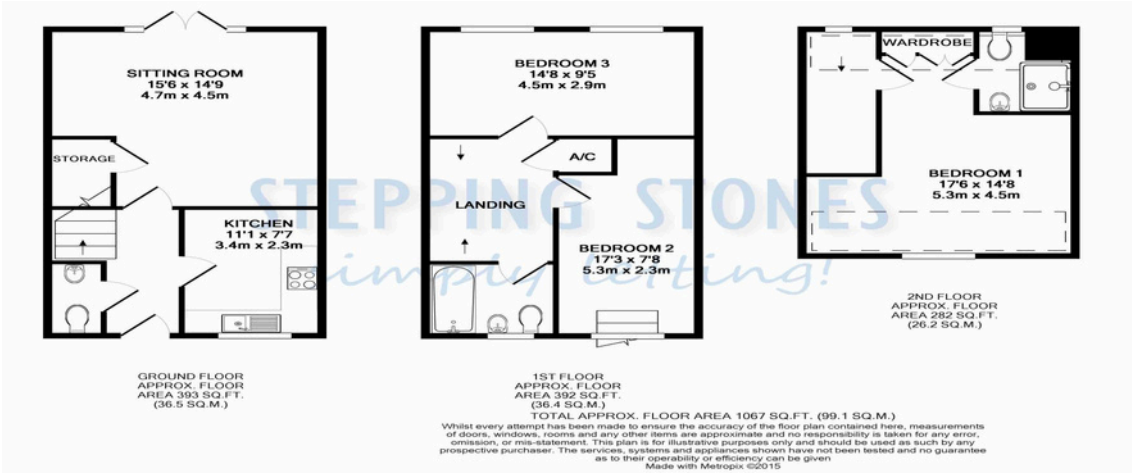




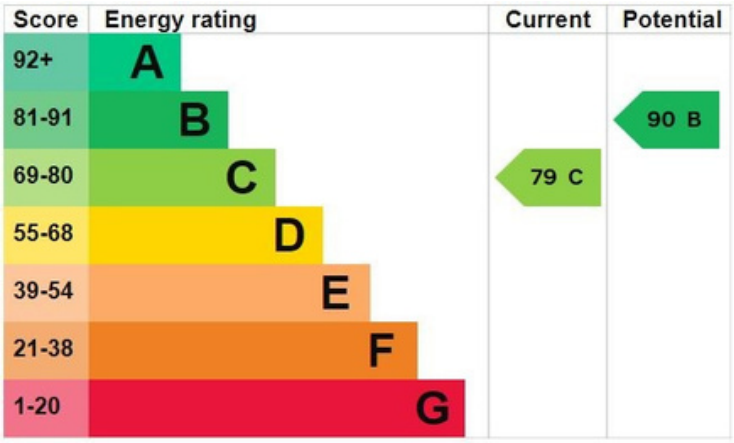
A beautifully presented three bedroom mid terrace house, situated in a popular Oxfordshire village. This property is an ex show home and benefits from being fully furnished to a high standard but it can also come unfurnished. It offers gas central heating, a single garage, en suite to master bedroom and enclosed rear garden. EPC Rating: C. **Available: 23rd December**

- 3 Bedrooms
- 2 Bathrooms
- Popular village location
- Gas central heating
- Enclosed rear garden
- 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







RENT:	£ 1,500.00
TOTAL DEPOSIT:	£ 1,730.76
HOLDING DEPOSIT:	£ 346.16

Holding deposit is payable when the application is made and is deducted fromthe initial rent iftheapplication 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).

GROUND FLOOR

ENTRANCE HALL: Door to front aspect. Stairs leading to first floor. Built in storage cupboard.

CLOAKROOM: White suite comprising low level w/c and wash hand basin.

LOUNGE: 15'7 x 14'8 French doors to rear garden. Built in storage cupboard.

KITCHEN: 11'2 x 7'8 Window to front aspect. With range of modern floor and wall mounted units with granite worktops. Four ring gas hob with single electric oven below and extractor fan above. Freestanding fridge/ freezer. Dishwasher. Washer/dryer.

FIRST FLOOR

BEDROOM TWO: 14'8 x 12'7 Windows to rear aspect.

BEDROOM THREE: 14'1 x 7'9 Window to front aspect.

BATHROOM: Window to front aspect. Comprising suite of bath, wash hand basin and low level w/c.

SECOND FLOOR

BEDROOM ONE: 14'8 x 10' Window to front aspect. Built in double hanging wardrobes.

EN SUITE: Suite comprising shower cubicle, wash hand basin and low level w/c.

HEATING: Gas central heating

GARDEN: Enclosed rear garden

PARKING: Single garage with parking to the front for one vehicle.

COUNCIL TAX: Band D

EPC RATING: C

REFERENCE: 132

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.