

STEPPING STONES

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

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AYRES DRIVE, BLOXHAM, OXON, OX15 4FT

£1,550pcm



An immaculately presented three bedroom family home in the desirable village of Bloxham. The property benefits from having an enclosed rear garden, single garage in block and an en suite to the master bedroom.

EPC Rating: C. **Available: 15th October.**

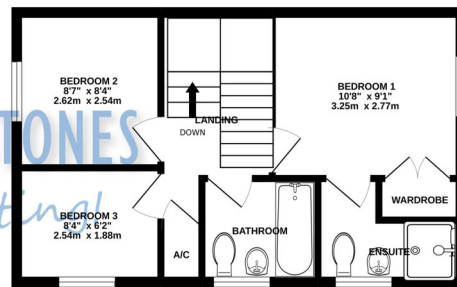
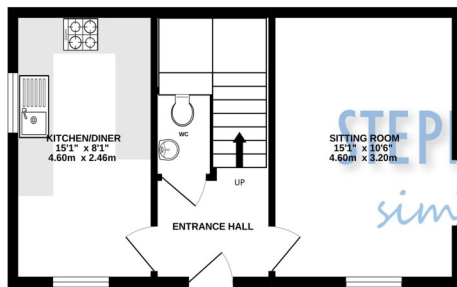
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Single garage
- Integrated appliances
- Enclosed rear garden

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

GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,550.00

TOTAL DEPOSIT: £ 1,788.46

HOLDING DEPOSIT: £ 357.69

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.

ENTRANCE HALL: Door to front aspect.

CLOAKROOM: Comprising low level w/c and wash hand basin.

LOUNGE: 15'1 x 10'6 Window to front aspect and french doors leading to the rear garden.

KITCHEN/DINER: 15'1 x 8'1 Dual aspect windows.

Kitchen comprises floor and wall mounted units with work tops over. Four ring gas hob with oven below and extractor hood above. Built in fridge/freezer. Integrated dishwasher.

BEDROOM ONE: 10'8 x 9'1 Window to rear aspect. Built in wardrobe.

EN SUITE: Window to front aspect. Modern white suite comprising low level w/c, wash hand basin and shower.

BEDROOM TWO: 8'7 x 8'4 Window to front aspect.

BEDROOM THREE: 8'4 x 6'2 Window to front aspect.

BATHROOM: Window to front aspect. Modern suite comprising low level w/c, wash hand basin and bath with shower over.

GARDEN: Enclosed rear garden laid to lawn with a patio area. Gate access to the rear of the property.

HEATING: Gas central heating

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

COUNCIL TAX: Band D

EPC RATING: C

REFERENCE: 847

