

# STEPPING STONES

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

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CHURCH STREET, BODICOTE, OXON, OX15 4DW

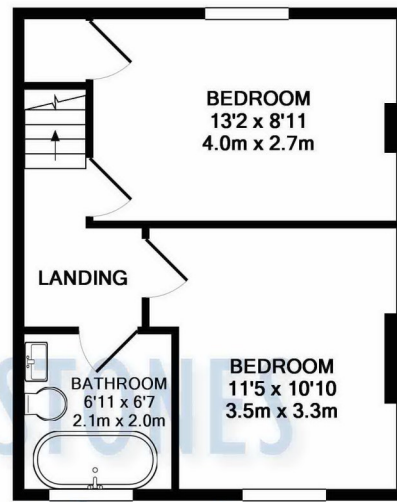
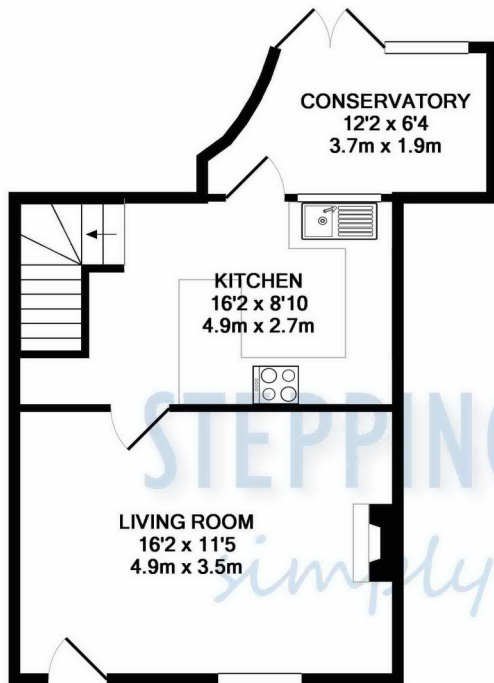
£1,250.00pcm



An immaculately presented two bedroom terrace house situated in a popular village location, close to local amenities. This property offers allocated car parking, conservatory and gas central heating.

EPC Rating: D. Available: 21st August

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Gas central heating
- Courtyard garden
- Pets welcome

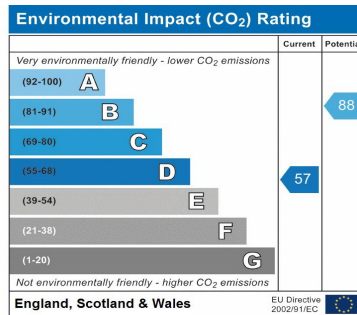
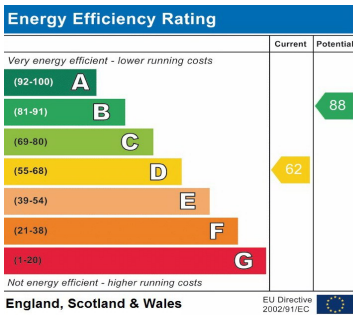


1ST FLOOR  
APPROX. FLOOR  
AREA 323 SQ.FT.  
(30.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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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Address:  
Church Street

**BEDROOM ONE:** 13'2 x 8'11 Window to rear aspect  
**BEDROOM TWO:** 11'5 x 10'10 Window to front aspect  
**BATHROOM:** 6'11 x 6'7 Window to front aspect, comprising suite including bath, W/C and hand wash basin.  
**LIVING ROOM:** 16'2 x 11'5 Feature fire place, window to front aspect.  
**KITCHEN** 16'2 x 8'10 Wall and floor mounted cupboards, four ring gas hob with electric oven. White goods available upon request.  
**CONSERVATORY:** 12'2 x 6'4 Double doors leading to back garden.  
**GARDEN:** Rear court yard garden.  
**PARKING:** Allocated parking for one car.  
**COUCIL TAX:** Band C  
**REFERENCE:** 754

RENT: £ 1,250.00  
TOTAL DEPOSIT: £ 1,442.30  
HOLDING DEPOSIT: £ 288.46

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.

