

STEPPING STONES

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

Telephone: 01295 275909 • Email: info@steppingstonesletting.com



CHAFFINCH WAY, BODICOTE, OXON, OX15 4GP

£1,700pcm



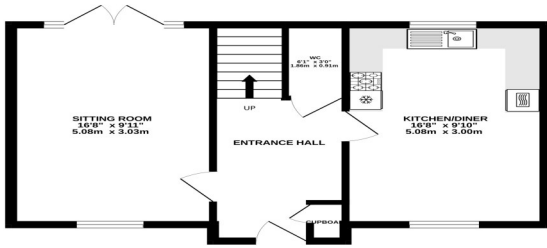
A beautifully presented and spacious three bedroom house located in a popular residential area. The property benefits from having a modern design throughout, an en-suite to the master bedroom, driveway with garage and a large enclosed garden. EPC Rating: C. **Available: 9th July.**

- 3 Bedrooms
- 2 Bathroom
- Driveway with garage
- Popular location
- White goods included
- Modern design

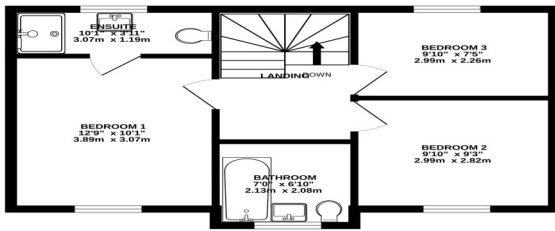
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.
STEPPING STONES
simply letting!



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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. Made with Metropac 02024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,700.00
TOTAL DEPOSIT: £ 1,961.53
HOLDING DEPOSIT: £ 392.30

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 with storage cupboard.

CLOAKROOM: 6'1" x 3'0" low level w/c and wash hand basin.

SITTING ROOM 16'8" x 9'11" Window to front aspect and patio doors to rear aspect.

KITCHEN/DINER: 16'8" x 9'10" Dual aspect windows.

Kitchen comprises white, high-gloss floor and wall mounted units with worktops over. Integrated fridge/freezer, dishwasher, washing machine, 5 ring gas hob and double oven.

BEDROOM ONE: 12'9" X 10'1" Window to front aspect, spacious bedroom with en-suite bathroom.

EN-SUITE: 10'1 x 3'11" Window to rear aspect, white suite comprising of wash hand basin, low level w/c and shower, along with a heated chrome towel radiator.

BEDROOM TWO: 9'10" x 9'3" Window to front aspect.

BEDROOM THREE: 9'10" x 7'5" Window to rear aspect.

BATHROOM: 7'0" X 6'10" Window to front aspect, white suite comprising of wash hand basin, low level w/ c and bath with shower.

HEATING: Gas central heating

PARKING: Driveway for two cars with single garage with up and over door, door into rear garden. Garage has power and light.

GARDEN: Large enclosed rear garden with patio and lawn along with entrance to garage and gate access to driveway.

COUNCIL TAX: Band D

EPC RATING: C

REFERENCE: 761

WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

