STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



THE BEECHES, ALKERTON, OXON, OX15 6NJ — £1,600pcm





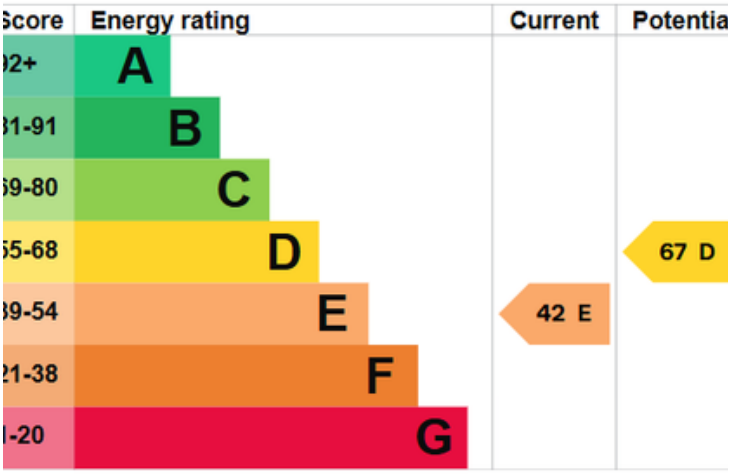
A well presented four bedroom semi detached cottage offering oil central heating, allocated parking and enclosed front garden, situated in a quiet village location. **EPC: E Available: NOW**

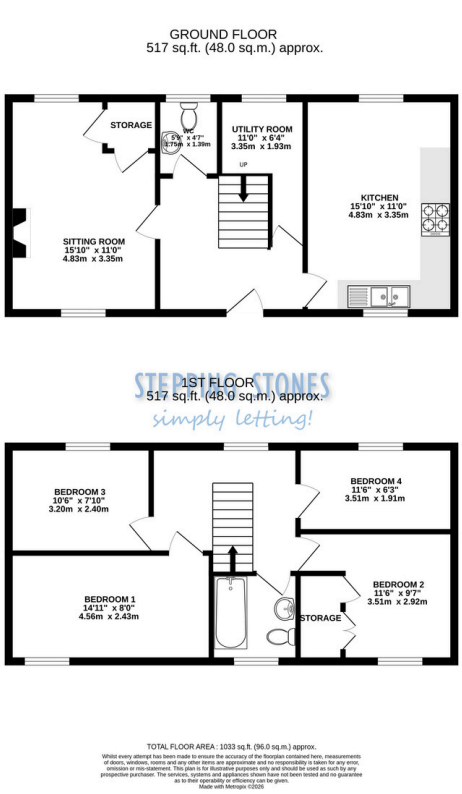
- 4 Bedrooms
- 2 Bathroom
- Oil heating
- Quiet village location
- Allocated off road parking
- Character features

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









BEDROOM ONE: 14'11 x 7'10 Window to front aspect. Built in wardrobes.
BEDROOM TWO: 11'6 x 9'7 Window to front aspect.
BEDROOM THREE: 10'6 x 7'10 Window to rear aspect.
BEDROOM FOUR: 11'6 x 6'3 Window to rear aspect.
BATHROOM: White suite comprising bath with shower over, wash hand basin and low level w.c. Window to front aspect.
LANDING: Window to rear aspect. Stairs leading down to:
HALLWAY: Door to front aspect.
SITTING ROOM: 15'10 x 11'0 Windows to front and rear aspects with window seating. Fireplace with stone hearth and timber surround.
W.C: Window to rear aspect. Suite comprising wash hand basin and w.c.
UTILITY ROOM: Window to rear aspect. Flagstone flooring.
KITCHEN: 15'10 X 11'0 Windows to front and rear aspects. Tiled flooring. Range of light wood units with worktops over. Four ring electric hob with oven below.
GARDEN: Small enclosed front garden laid to lawn with gated off road parking area.
HEATING: Oil heating
PARKING: Allocated parking for one vehicle
COUNCIL TAX: Band D
REFERENCE: 489
EPC RATING: E

RENT:	£ 1,600.00
TOTAL DEPOSIT:	£ 1,846.15
HOLDING DEPOSIT:	£ 349.23

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).

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 partic 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 representatio 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 abilit 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 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.