

STEPPING STONES

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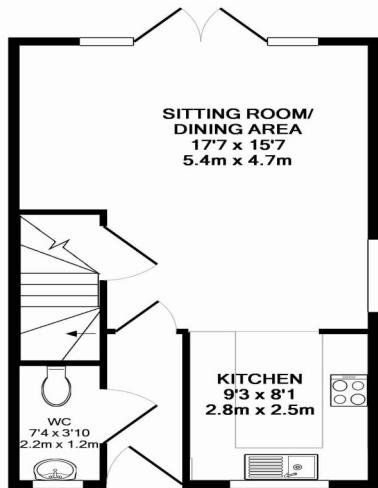
DUNNOCK ROAD, BODICOTE, OXON, OX15 4FX

£1,550pcm

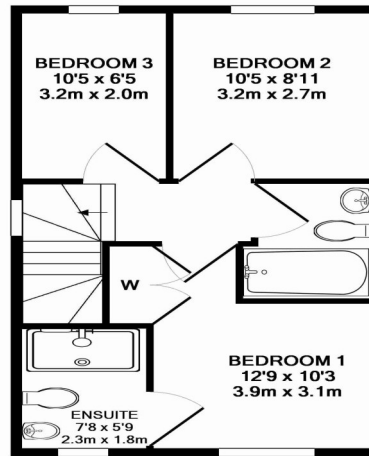


A high specification three bedroom end of terrace house, situated in the popular Longford Park development. The property benefits from having integrated white goods in the kitchen, built in wardrobes and an enclosed rear garden. EPC Rating: C. **Available: 18th August**

- 3 Bedrooms
- 2 Bathrooms
- Single garage
- Gas central heating
- Popular location
- Integrated appliances



GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 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.

BEDROOM ONE: 12'9 x 10'3 Window to front aspect. Built in double wardrobes enclosing shelf and hanging rail.

EN SUITE: Modern white suite comprising double shower cubicle, wash hand basin and low level w.c. Window to front aspect. Ceramic tiled flooring.

BEDROOM TWO: 10'5 x 8'11 Window to rear aspect.

BEDROOM THREE: 10'5 x 6'5 Window to rear aspect.

BATHROOM: Modern white suite comprising bath with shower over and glass shower screen, wash hand basin and low level w.c. Ceramic tiled flooring.

ENTRANCE HALL: Door to front aspect.

LOUNGE/DINER: 17'7 x 15'7 French doors leading to rear garden.

KITCHEN: 9'3 x 8'1 A range of floor fitted and wall mounted white high gloss kitchen units with light wood effect worktops over. Four ring gas hob and extractor hood above and oven. Integrated fridge/freezer, dishwasher and washing machine.

CLOAKROOM: White suite comprising wash hand basin and low level w.c. Window to front aspect.

GARDEN: Enclosed rear garden laid to lawn.

PARKING: Single garage with power and light and driveway parking for two vehicles.

COUNCIL TAX: Band D

EPC RATING: C

REFERENCE: 575

