

STEPPING STONES

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

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



OLD FORGE YARD, SWALCLIFFE, OXON, OX15 5EH

£1,250pcm

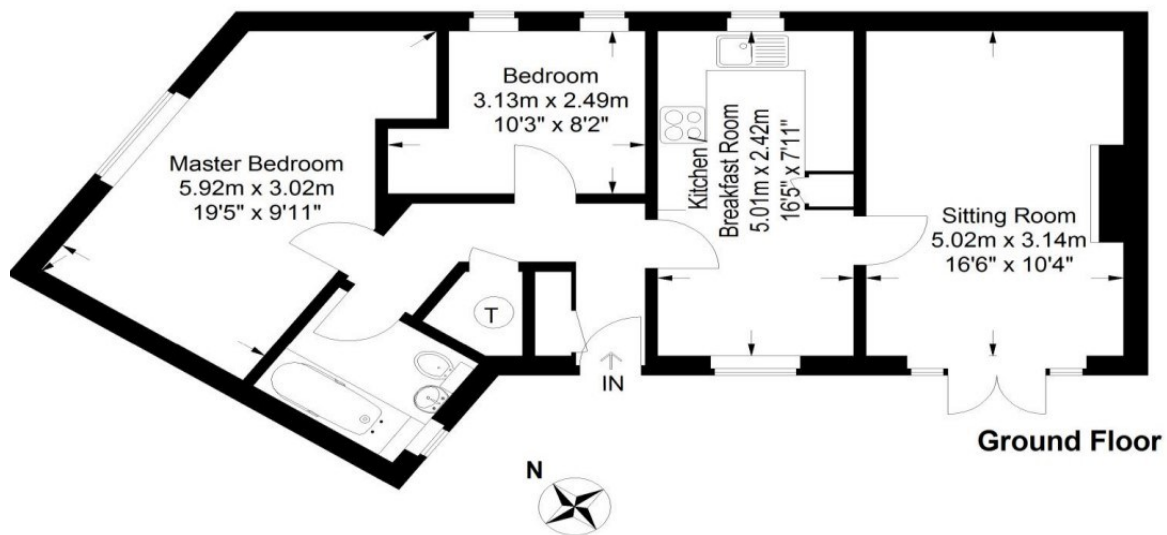


An immaculately presented two bedroom barn conversion. This property is located in a quiet cul-de-sac and benefits from integrated white goods, off road car parking and an easy to maintain garden. EPC Rating: E. **Available: 28th October.**

- 2 Bedrooms
- 1 Shower room
- Village location
- Electric heating
- Integrated white goods
- South facing 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



Approximate Gross Internal Area
63.7 sq m / 686 sq ft

Illustration for identification purposes only,
measurements are approximate, not
to scale. © propertybox.org

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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).

BEDROOM ONE: 19'5 x 9'11 Double glazed window to front aspect.

SHOWER ROOM: Window to front aspect.

Comprising white suite of shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: 10'3 x 8'2 Window to rear aspect.

ENTRANCE HALL: Door to front aspect. Built in storage cupboard.

KITCHEN/DINING ROOM: 16'5 x 7'11 Dual aspect double glazed windows. A range of floor and wall mounted units with oak effect worktops over. Integrated fridge/freezer. Integrated dishwasher and washing/dryer.

SITTING ROOM: 16'6 x 10'4 Patio doors to rear aspect.

PARKING: Unallocated off road car parking for one vehicle.

HEATING: Electric heating

COUNCIL TAX: Band C

EPC RATING: E

REFERENCE: 310

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.

