



Price £1,000 pcm

A very well presented, light and airy two bedroom detached bungalow with off road parking. Newly decorated with new carpets.

EPC rating E.



Well presented, newly decorated two bedroom bungalow with private low maintenance rear garden, front yard and allocated parking, situated in a quiet residential area of popular Little Bourton village just outside of Banbury. The property is conveniently located in the heart of the village yet tucked away in a quiet cul de sac offering additional privacy.

PROPERTY DETAILS

Entrance

Front door leading to the entrance area that opens into the kitchen.

Kitchen

Fitted kitchen with a range of units. Fan assisted oven and four ring electric hob integrated into kitchen units. Extractor cooker hood, integrated fridge / freezer, space for washing machine, stainless steel sink and mixer tap. Window to the front aspect. Door leading to living room. Tiled flooring. Underfloor heating. Space for a small table and chairs.

Living Room 3.54m x 4.98m

good size living room with dual aspect double glazed windows to rear and side. Carpeted flooring. Electric fireplace. TV point, wall mounted storage heater.

Bedroom One 3.42m x 3.78m

Good size double bedroom. Dual aspect double glazed windows to the front and side. Wall mounted storage heater. Carpeted flooring.

Bedroom Two 3.26m x 3.36m

Good size double bedroom with built in wardrobe. Double glazed window to rear aspect. Wall storage heater. Carpeted flooring.

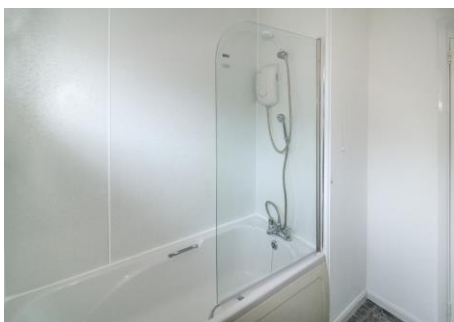
Family Bathroom

Panelled bath with shower, low level flush W.C., wash hand basin, mirror. Tiling to splash back areas. Underfloor heating. Frosted window to side aspect.

Additional utility area to the rear of the property and a loft.

Front

Paved private front yard, paved parking for 2 cars.





Letting information

- Rent: £1,000 per month
- Deposit: £1,153.00
- Council tax band C – Cherwell District Council (tax rate 2022/2023 - £1843.60 for Bourton)

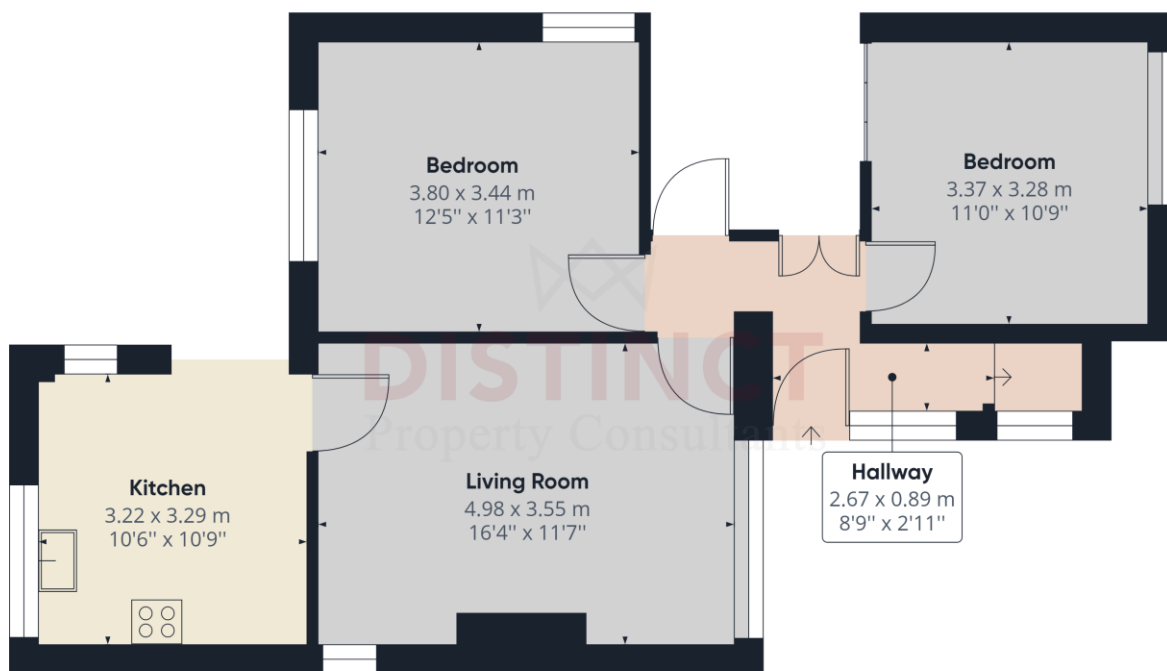
Holding deposit: £230 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, 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 any other Deadline for Agreement as mutually agreed in writing).

AGENTS' DISCLAIMER

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



Approximate total area⁽¹⁾
59.49 m²
640.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- 2 Double Bedrooms
- Living Room
- Kitchen
- Bathroom
- Utility Area
- Low Maintenance Garden
- Off Road Parking
- Newly Decorated
- Available Now

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC