

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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**CONIFER RISE, BANBURY, OXON, OX16 1FP**

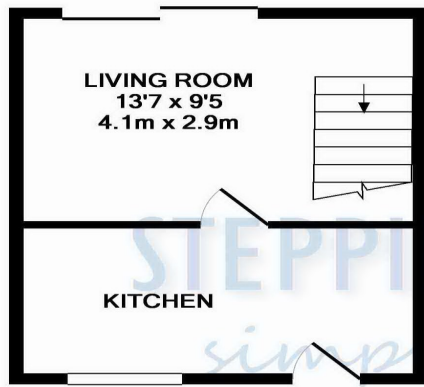
**£850pcm**



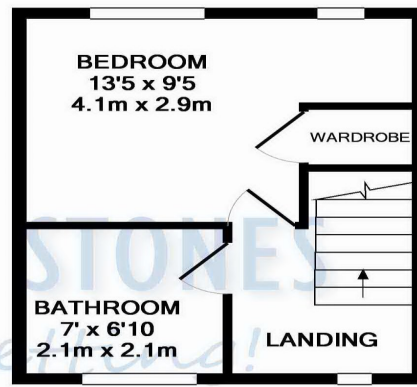
A beautifully presented one bedroom house situated in a quiet residential area, close to local amenities. The property benefits from having gas central heating, allocated car parking for one vehicle and a rear garden.

EPC Rating: C. **Available: 8th May.**

- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Close to amenities
- Pets considered
- Enclosed rear garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 221 SQ.FT.  
(20.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 218 SQ.FT.  
(20.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 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		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 850.00  
TOTAL DEPOSIT: £ 980.76  
HOLDING DEPOSIT: £ 196.15

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:** 13'5 x 9'5 Two windows to rear aspect. Built in storage cupboard.  
**BATHROOM:** Window to front aspect. White suite comprising bath with shower over, wash hand basin and w/c. Lino flooring. Wall mounted vanity unit.  
**LANDING:** Window to front aspect. Loft access. Stairs leading down to:  
**LOUNGE:** 13'7 x 9'5 French doors leading to the rear garden.  
**KITCHEN:** Window and door to front aspect. A range of cream floor fitted and wall mounted units with contrasting worktops over. Four ring electric hob with grill and oven below.  
**PARKING:** Allocated car parking for one vehicle to the rear of the property.  
**HEATING:** Gas central heating.  
**GARDEN:** Rear garden laid to lawn with patio area and garden shed. Steps leading up to rear parking area. Front garden open plan laid to lawn. Built in storage cupboard to the right of the front door.  
**COUNCIL TAX:** Band A  
**EPC RATING:** C  
**REFERENCE:** 431

