

STEPPING STONES

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

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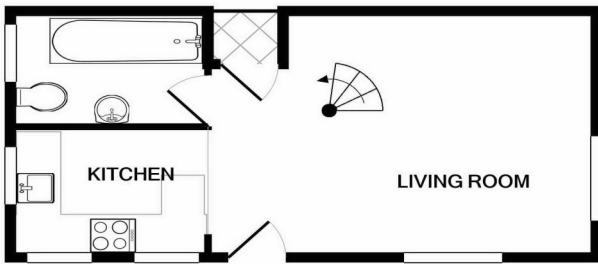
MILLS LANE, WROXTON, OXON, OX15 6PY

£1,100pcm



A one bedroom barn conversion situated in a popular village location, close to local amenities. This character property benefits from a modern finish, large enclosed garden and single garage. EPC Rating: E. **Available: 20th July.**

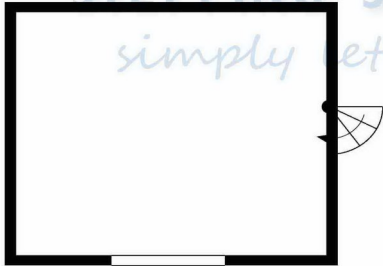
- 1 Bedroom
- 1 Bathroom
- Allocated car parking
- Electric heating
- Single garage
- Large rear garden



GROUND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

STEPPING STONES

simply letting!



1ST FLOOR
APPROX. FLOOR
AREA 168 SQ.FT.
(15.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.6 SQ.M.)



LIVING ROOM: Door to front aspect. Dual aspect windows. Built in storage cupboard.

KITCHEN: Dual aspect windows. Modern floor and wall mounted units with worktops over. Four ring electric hob with electric oven below. Belfast sink.

BATHROOM: Window to side aspect. White suite comprising bath with shower, low level w/c and wash hand basin. Towel radiator.

BEDROOM: Velux window. Spiral staircase leading down to the ground floor.

GARDEN: Large enclosed rear garden laid to lawn.

PARKING: One allocated car parking space. Single garage.

HEATING: Electric heating

EPC RATING: E

COUNCIL TAX: Band A

REFERENCE: 778

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.84

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.

