

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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WEST STREET, BANBURY, OXON, OX16 3HB

£1,150pcm

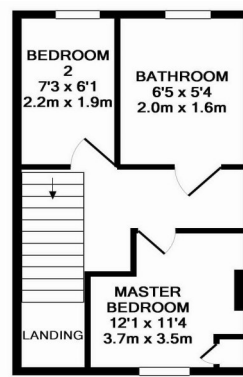


A well presented two bedroom mid terrace house situated close to the town centre and train station. The property benefits from an enclosed rear garden, gas central heating and loft conversion. EPC rating: To be confirmed. **Available: 15th July.**

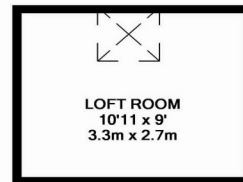
- 2 Bedrooms
- 1 Bathroom
- Built in wardrobes
- Gas central heating
- Close to train station
- Enclosed rear garden



GROUND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.4 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 128 SQ.FT.
(11.9 SQ.M.)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(90 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

EPC TO BE CONFIRMED

BEDROOM ONE: 10'5x 11'6 Window to front aspect. Built in wardrobe.

BEDROOM TWO: 6'3 x 7'4 Window to rear aspect. Wooden flooring.

BATHROOM: Window to rear aspect. Comprising white suite of bath with shower above, wash hand basin and low level w/c. Wall mounted towel rail.

LOFT CONVERSION: Ladder entry. Sky light.

SITTING ROOM: 12'4 x 11'11 Window to front aspect. Wooden flooring. Door to front aspect. Stairs leading to first floor.

DINING ROOM: 11' x 11' Wooden flooring.

KITCHEN: With range of modern floor and wall mounted units. Four ring gas hob with electric oven below. Dishwasher. Door to garden.

PARKING: On road parking.

HEATING: Gas central heating.

GARDEN: Enclosed garden laid to shingle with mature shrubs.

COUNCIL TAX: Band A

EPC RATING: To be confirmed

REFERENCE: 423

RENT: £ 1,150.00
TOTAL DEPOSIT: £ 1,326.92
HOLDING DEPOSIT: £ 265.38

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.

