

STEPPING STONES

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

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THE ANNEXE, CROWCASTLE LANE, KIRTLINGTON, OXON, OX5 3HP

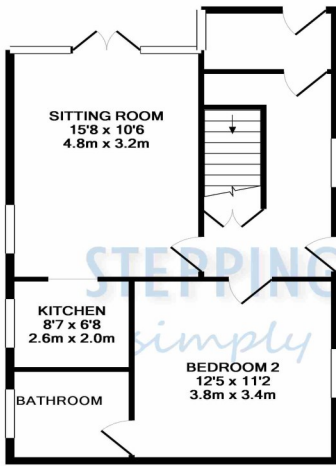
£1,295pcm



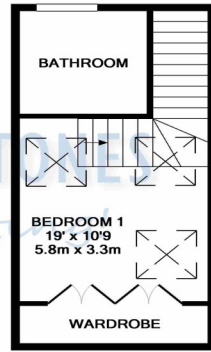
We are delighted to present this charming and deceptively large two bedroom annexe situated in a quiet village location that is of very high specification throughout. The property boasts two bedrooms each with their own bathroom, stunning views over open countryside and has off road car parking.

EPC Rating: D. Available: 20th September.

- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- High specification
- Built in storage
- Village location



GROUND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,295.00
TOTAL DEPOSIT: £ 1,494.23
HOLDING DEPOSIT: £ 298.84

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.

BEDROOM ONE: 19' x 10'9 Velux windows. Large built in wardrobes.

EN SUITE: Comprising suite of bath with shower over, wash hand basin and low level w/c. Window to side aspect.

LANDING: Stairs leading down to;

ENTRANCE HALL: Door to front aspect. Windows to side aspect. Built in under stairs storage cupboard.

BEDROOM TWO: 12'5 x 11'2 Window to front aspect.

BATHROOM: Comprising suite of bath with shower over, wash hand basin and low level w/c. Window to rear aspect.

LOUNGE: 15'8 x 10'6 French doors leading to patio area. Window to rear aspect. Electric fireplace.

KITCHEN: 8'7 x 6'8 With a range of light timber floor and wall mounted units. Four ring gas hob with double electric oven below and extractor hood above.

Integrated fridge/freezer. Integrated dishwasher. Window to rear aspect.

GARDEN: Patio area and the rest is laid to lawn.

HEATING: Gas central heating

PARKING: Off road car parking for one vehicle. Washing machine in garage.

COUNCIL TAX: Band D

EPC RATING: D

REFERENCE: 474

***PLEASE NOTE* THIS PROPERTY IS THE ANNEXE ATTACHED TO THE LANDLORDS PROPERTY (LANDLORD LIVES NEXT DOOR)**

SOME BILLS ARE SHARED WITH THE LANDLORD AND PAID TO THE LANDLORD DIRECTLY, CONTACT US FOR MORE INFORMATION.

