

STEPPING STONES

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PARSONS PIECE, BANBURY, OXON, OX16 9GQ

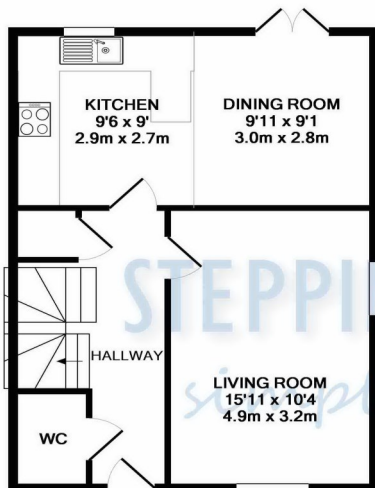
£1,600pcm



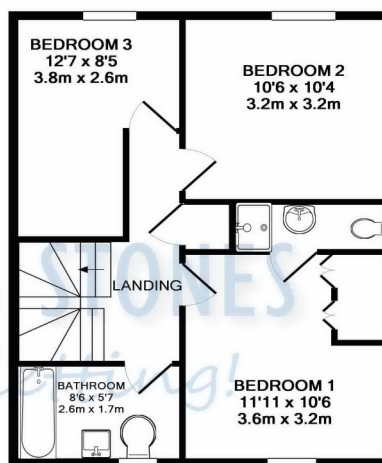
An immaculately presented three bedroom semi-detached house with gas central heating and enclosed rear garden. This property benefits from having a single garage with allocated parking, integrated kitchen appliances and an en suite to the master bedroom.

EPC Rating: B. Available: 6th December.

- 3 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Gas central heating
- Enclosed garden
- Single garage



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,600.00

TOTAL DEPOSIT: £ 1,846.15

HOLDING DEPOSIT: £ 369.23

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).

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

EN SUITE: 2'10 x 7'10 Window to side aspect. Comprising suite of shower cubicle, wash hand basin and low level w/c.

BEDROOM TWO: 10'6 x 10'4 Window to rear aspect.

BEDROOM THREE: 8'5 x 12'7 Window to rear aspect.

BATHROOM: 8'6 x 5'7 Window to front aspect.

Comprising suite of bath with shower over, wash hand basin and low level w/c

KITCHEN: 9' x 9'6 Window to rear aspect. Range of modern floor and wall mounted units. Five ring gas hob with electric oven below. Integrated microwave, fridge/ freezer, dishwasher and washing machine. Built in storage cupboard.

DINING ROOM: 9'11 x 9'1 French doors leading through to garden

CLOAKROOM: 3'10 x 5'7 Suite comprising low level w/c and wash hand basin.

LOUNGE: 15'11 x 10'4 Windows to front and side aspects.

GARDEN: Enclosed rear garden mainly laid to lawn.

HEATING: Gas central heating.

GARAGE: Single garage with one car parking space to the front.

COUNCIL TAX: Band C

EPC RATING: B

REFERENCE: 269

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.

