

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



HIGH STREET, ADDERBURY, BANBURY , OXON, OX17 3LU

£1,350pcm



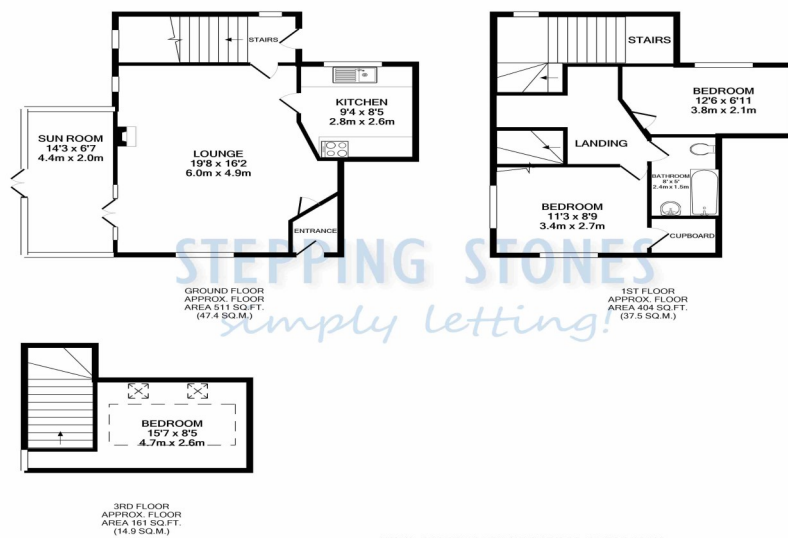
A beautifully presented three bedroom character property situated in the sought after village location of Adderbury, close to local amenities. The property benefits from having an enclosed courtyard garden, gas central heating and spacious living areas.

EPC Rating: E. Available: Now.

- 3 Bedrooms
- 1 Bathroom
- Courtyard garden
- Gas central heating
- Village location
- On road car parking

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 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.

Made with Metropix 10/2011

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

RENT: £ 1,350.00

TOTAL DEPOSIT: £ 1,557.69

HOLDING DEPOSIT: £ 311.54

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).

ENTRANCE HALL: Door to front aspect.

LOUNGE: 19' x 17'6 Window to front aspect. Inglenook fireplace.

KITCHEN: 9'6 x 8'6 Window to rear aspect. Timber floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above.

SUN ROOM: 14'3 x 6'7 Door to rear aspect.

BEDROOM ONE: 8'1 x 11'6 Windows to both front and side aspects. Door to large walk in wardrobe.

BEDROOM TWO: 10'7 x 7'8 Window to rear aspect.

BEDROOM THREE: 10'4 x 8'7 Into eaves. Window to side aspect and two Velux windows.

BATHROOM: With white suite of bath with shower over, wash hand basin and low level w/c.

HEATING: Gas central heating

PARKING: On road car parking

COUNCIL TAX: Band C

EPC RATING: E

REFERENCE: 181

WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

