

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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**WINTER GARDENS WAY, BANBURY, OXON, OX16 1UT**

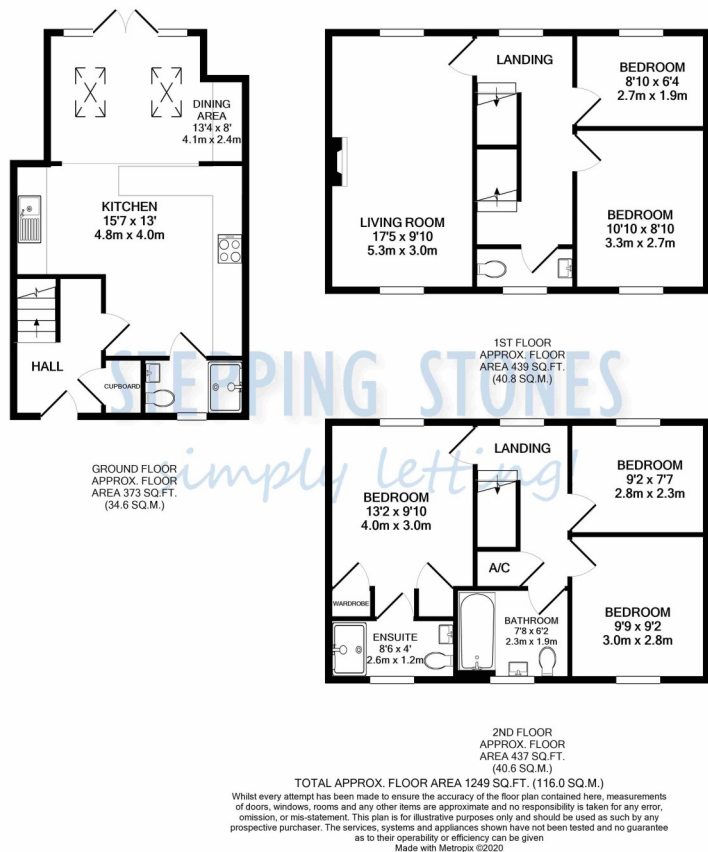
**£1,800pcm**



A beautiful three storey five bedroom semi-detached house situated in the popular development of Hanwell Fields. The property benefits from having spacious living areas, an en-suite to the master bedroom with two further bathrooms, kitchen area with separate dining area with doors through to an enclosed rear garden.

**EPC Rating: C. Available: 1st May.**

- 5 Bedrooms
- Enclosed rear garden
- Carport parking
- 3 Bathrooms
- Gas central heating
- Popular location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,800.00

TOTAL DEPOSIT: £ 2,076.92

HOLDING DEPOSIT: £ 415.38

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.

#### GROUND FLOOR

**ENTRANCE HALL:** Door leading to kitchen and stairs leading up to first floor.

**KITCHEN:** 15'7 x 13' Laminate flooring throughout, Cream and red gloss fitted floor and wall mounted units with grey slate effect worktops over. 5 ring gas hob with double oven below. Extractor hood above. Integrated dishwasher, washing machine and dryer.

**DINING ROOM:** 13'4 x 8' Open plan to kitchen. Laminate flooring throughout. Doors leading to back garden. Velux windows. Dimming lights.

**SHOWER ROOM:** Window to front aspect. White suite comprising with low level w/c, wash hand basin and shower. Cream tiles to splash back areas.

#### FIRST FLOOR

**LOUNGE:** 17'5 x 9'10 Window to front and rear aspect. Wooden laminate flooring. Electric feature fireplace.

**BEDROOM ONE:** 8'10 x 6'4 Window to rear aspect.

**BEDROOM TWO:** 10'10 x 8'10 Window to front aspect.

**W/C:** Window to front aspect. Low level w/c and wash hand basin.

#### SECOND FLOOR

**BEDROOM THREE:** 9'2 x 7'7 Window to rear aspect.

**BEDROOM FOUR:** 9'9 x 9'2 Window to front aspect.

**BEDROOM FIVE (MASTER):** 13'2 x 9'10 Window to rear aspect.

Built in wardrobes. **EN-SUITE:** White suite comprising with a low level w/c, wash hand basin and shower.

**BATHROOM:** Window to front aspect. White suite comprising with low level w/c, wash hand basin and bath with shower over. Cream tiles to splash back areas.

**GARDEN:** Enclosed rear garden with small patio area and the rest is laid to lawn. Bordered with mature shrubs and trees.

**HEATING:** Gas central heating.

**PARKING:** Carport with allocated car parking for two vehicles

**COUNCIL TAX:** Band E

**REFERENCE:** 469

**EPC RATING:** C

**WATER & DRAINAGE:** Mains connected

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