

STEPPING STONES

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

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SUSSEX DRIVE, BANBURY, OXON, OX16 1UR

£1,375pcm

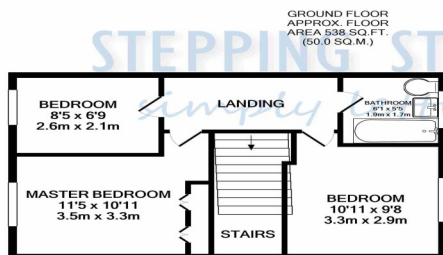
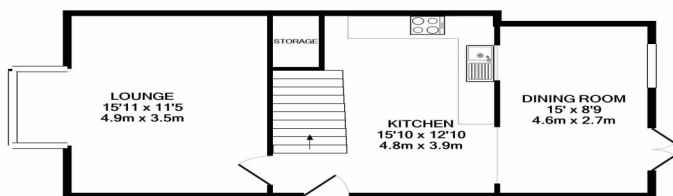


An immaculately presented semi-detached three bed property in a quiet residential area, close to schooling and local amenities. The property benefits from having spacious living areas, large enclosed rear garden and driveway car parking. EPC Rating: C. **Available: 30th May.**

- 3 Bedrooms
- Popular location
- Garage and driveway parking
- 1 Bathroom
- Gas central heating
- Spacious living areas

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



GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 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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ENTRANCE HALL: Door to side aspect.

KITCHEN: 15'10 x 12'10 A high specification kitchen comprising with light grey gloss floor and wall mounted soft closing units. A range of duck egg coloured tiles to splash back areas. Lamona electric hob and oven below. Extractor hood above. Space for white goods. Grey effect laminate flooring throughout. Under stairs storage cupboard.

DINING ROOM: 15' x 8'9 Window and patio doors to rear aspect. Grey effect laminate flooring.

LOUNGE: 15'11 x 11'5 Large living area, bay window to the front aspect.

BEDROOM ONE: 11'5 x 10'11 Window to front aspect. Built in double wardrobes.

BEDROOM TWO: 8'5 x 6'9 Window to front aspect.

BEDROOM THREE: 10'11 x 9'8 Window to rear aspect.

BATHROOM: 6'1 x 5'5 Window to rear aspect. White suite comprising of bath with shower over. Low level w/c and wash hand basin with cupboards below. Cream tiles to splash back areas and grey effect tiled flooring.

HEATING: Gas central heating

GARDEN: Large enclosed rear garden with a paved area and the rest is laid to lawn. Garden shed.

PARKING: Driveway car parking to the side for two vehicles.

GARAGE: Single garage with power and light

COUNCIL TAX: Band C

REFERENCE: 218

EPC RATING: C

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/>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,375.00

TOTAL DEPOSIT: £ 1,586.53

HOLDING DEPOSIT: £ 317.31

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.

