

STEPPING STONES

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

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BATH ROAD, BANBURY, OXON, OX16 0TU

£1,950pcm



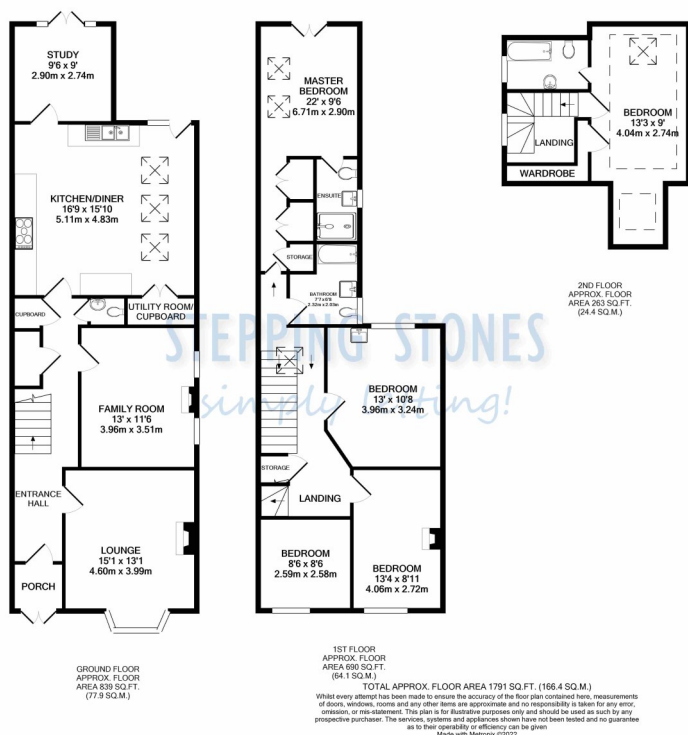
We are delighted to present this magnificent five bedroom detached period townhouse that is very unique benefitting from having ample period features. The property has three reception rooms, a double electric garage with parking to the rear and is situated within walking distance to the town centre.

EPC Rating: E. Available: Now.

- 5 Bedrooms
- Gas central heating
- Period features
- 3 Bathrooms
- Double electric garage
- Close to the town centre

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

RENT: £ 1,950.00
 TOTAL DEPOSIT: £ 2,250.00
 HOLDING DEPOSIT: £ 450.00

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: Porch with door to front aspect. Built in storage cupboards.

LOUNGE: 15'1 x 13'1 Bay window to front aspect. Working fireplace.

FAMILY ROOM: 13' x 11'6 Dual windows to the side aspect. Feature fireplace.

W/C: Low level w/c and wash hand basin.

KITCHEN/DINER: 16'9 x 15'10 Doors leading to the study and the rear garden. Window to rear aspect and Velux windows. Floor fitted and wall mounted cream units with worktops over. Range cooker and Belfast sink.

UTILITY ROOM: Utility room/storage cupboard.

STUDY: 9'6 X 9' Double doors to rear aspect.

GARDEN: Enclosed rear garden with a patio area leading up to an Astro turfed patch. Access to the double garage and car port.

FIRST FLOOR

BEDROOM ONE: 22' x 9'6 Large built in double wardrobes and storage space. Juliette balcony to the rear aspect.

EN SUITE: Window to side aspect. Suite comprising low level w/c, wash hand basin and walk in shower with over head shower.

BATHROOM: 7'7 x 6'8 Window to side aspect. White suite comprising low level w/c, wash hand basin and bath with shower over. Built in storage area.

BEDROOM TWO: 13' x 10'8 Window to rear aspect. Built in wardrobe. Feature fireplace and wash hand basin.

BEDROOM THREE: 13'4 x 8'11 Window to front aspect. Feature fireplace.

BEDROOM FOUR: 8'6 x 8'6 Window to front aspect.

SECOND FLOOR

BEDROOM FIVE: 13'3 x 9' Converted loft room with a Velux window. Built in storage.

EN SUITE: Window to side aspect. White suite comprising low level w/c, wash hand basin and bath.

HEATING: Gas central heating.

PARKING: Double electric garage and a car port to the rear of the property with access for two vehicles. Electric car charging point.

COUNCIL TAX: Band D **EPC RATING:** E **REFERENCE:** 116

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/>

