

# STEPPING STONES

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

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**WESTBEECH COURT, BANBURY, OXON, OX16 9RY**

**£1,900pcm**



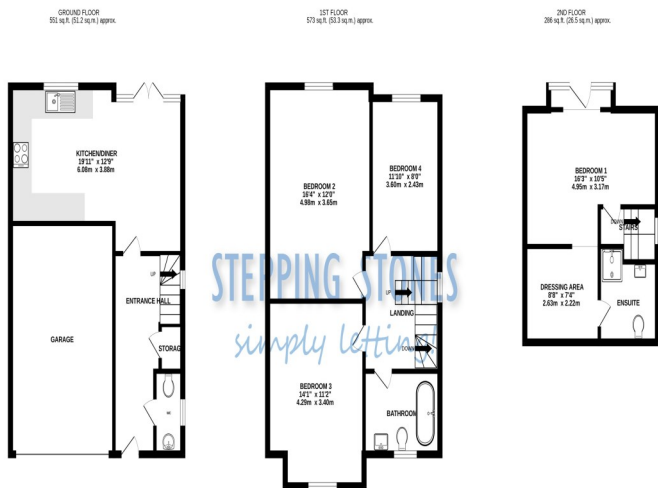
We are delighted to present an exceptional four bedroom semi detached property in a popular residential area close to the town centre and train station. The property benefits from having an enclosed rear garden, single garage, a balcony and gas central heating. EPC Rating: B.

**Available: Now.**

- 4 Bedrooms
- Gas central heating
- Enclosed rear garden
- 2 Bathrooms
- Single garage
- Popular location

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 FLOOR AREA: 1410 sq ft (131.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,900.00

TOTAL DEPOSIT: £ 2,192.30

HOLDING DEPOSIT: £ 438.46

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).

## GROUND FLOOR

**ENTRANCE HALL:** Door to front aspect. Built in storage cupboard.

**WC:** Window to side aspect. Comprising low level w/c and wash hand basin.

**KITCHEN/DINER:** 19'11 x 12'9 Patio doors and windows to rear aspect. Modern floor and wall mounted units with worktops over. Integrated dishwasher and washing machine. Four ring electric hob with oven below and extractor hood above.

## FIRST FLOOR

**BEDROOM TWO:** 16'4 x 12'0 Window to rear aspect.

**BEDROOM THREE:** 14'1 x 11'2 Window to front aspect.

**BATHROOM:** Window to front aspect. Modern white suite comprising freestanding bath with shower, low level w/c and wash hand basin. Heated towel radiator.

**BEDROOM FOUR:** 11'10 x 8'0 Window to rear aspect.

## SECOND FLOOR

**BEDROOM ONE:** 16'3 x 10'5 Door and windows to rear aspect leading to balcony. Opening through to:

**DRESSING AREA:** 8'8 x 7'4 Through to:

**EN SUITE:** Shower cubicle, wash hand basin and low level w/c. Heated towel radiator.

**GARDEN:** Enclosed rear garden with a small patio area and area laid to lawn. Brick raised bedding area.

**HEATING:** Gas central heating

**WATER & DRAINAGE:** Mains connected

**PARKING:** Driveway car parking for two vehicles and single garage with up and over door.

**COUNCIL TAX:** Band D

**EPC RATING:** B

**REFERENCE:** 112

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### 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.

