

# STEPPING STONES

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

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



**SAFFRON CLOSE, BANBURY, OXON, OX16 1AQ**

**£1,750pcm**



An immaculately presented and modern five bedroom end of terrace town house situated on the popular Hanwell Fields development. The property benefits from having two en-suite bathrooms, built in wardrobes and has a single garage to the front of the property with two allocated parking spaces.

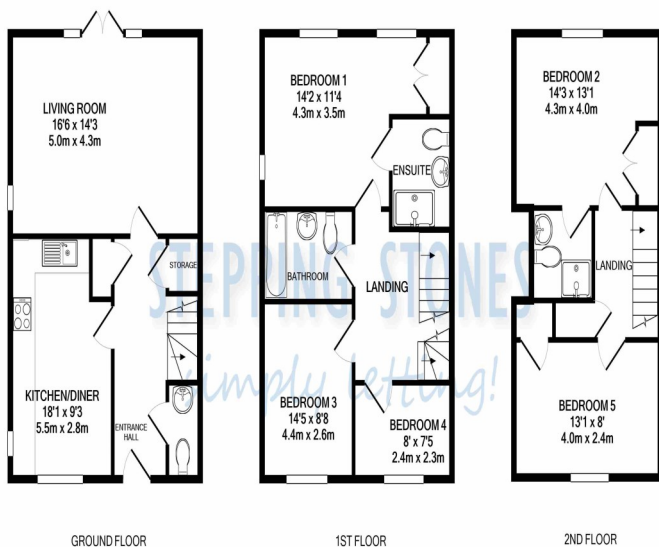
**EPC Rating: C. Available: 5th June.**

- 5 Bedrooms
- 3 Bathrooms
- Gas central heating
- White goods included
- Enclosed rear garden
- Single garage

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





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,750.00

TOTAL DEPOSIT: £ 2,019.23

HOLDING DEPOSIT: £ 403.85

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 with built in storage cupboards.

**CLOAKROOM:** Suite comprising low level w/c and wash hand basin.

**KITCHEN/DINER:** 18'1 x 9'3 Window to front aspect. Floor and wall mounted units with worktops over. Four ring gas hob with extractor hood above. Built in double ovens. Integrated washer/dryer, dishwasher and fridge/freezer.

**LOUNGE:** 16'6 x 14'3 French doors to rear aspect with a window to the side aspect.

**BEDROOM ONE:** 14'2 x 11'4 Dual aspect windows to the rear and side of the property. Built in double wardrobes.

**EN SUITE:** Modern white suite comprising low level w/c, wash hand basin and shower cubicle.

**BATHROOM:** White suite comprising low level w/c, wash hand basin and bath with a handheld shower. Tiled flooring.

**BEDROOM THREE:** 14'5 x 8'8 Window to front aspect.

**BEDROOM FOUR:** 8'0 x 7'5 Window to front aspect.

**BEDROOM TWO:** 14'3 x 13'1 Window to rear aspect. Built in double wardrobes.

**EN SUITE:** Suite comprising low level w/c, wash hand basin and shower cubicle.

**BEDROOM FIVE:** 13'1 x 8'0 Window to front aspect. Built in storage.

**GARDEN:** Enclosed rear garden that has a patio area and the rest is laid to lawn. Storage shed and vegetable patch area. Gates access to the front of the property.

**HEATING:** Gas central heating.

**PARKING:** Two allocated car parking spaces, there is a single garage with power and light.

**COUNCIL TAX:** Band E

**REFERENCE:** 818

**WATER & DRAINAGE:** Mains connected

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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.

