

STEPPING STONES

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

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



COOPERS GATE, BANBURY, OXON, OX16 2WD

£1,500pcm



We are delighted to present this immaculate three bedroom semi detached property located conveniently close to the town centre. The property benefits from having a single garage with power and light, gas central heating and an enclosed rear garden. EPC Rating: D. **Available: 23rd June.**

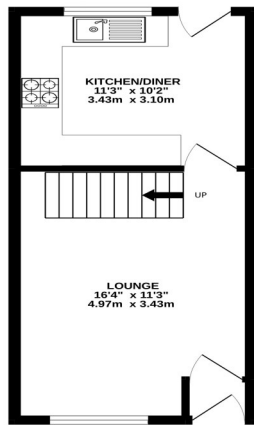
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Driveway car parking
- Single garage
- Enclosed rear garden

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

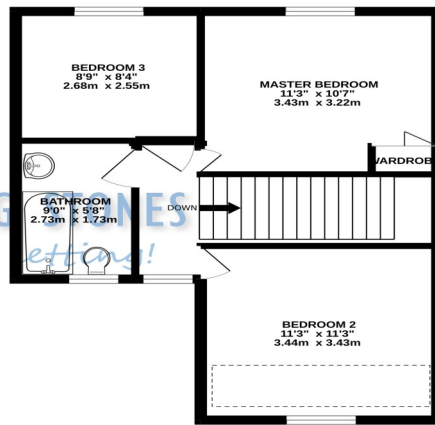
Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



STEPPING STONES
simply letting!



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
While 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 misstatement. 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,500.00

TOTAL DEPOSIT: £ 1,730.76

HOLDING DEPOSIT: £ 346.15

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.

ENTRANCE HALL: Porch with door to front aspect.

LOUNGE: 16'4 x 11'3 Window to front aspect.

KITCHEN/DINER: 11'3 x 10'2 Window and door to rear aspect. A range of floor fitted and wall mounted units with worktops over, four ring gas hob with oven below and extractor hood above. Integrated undercounter fridge.

BEDROOM ONE: 11'3 x 10'7 Window to rear aspect. Built in wardrobe.

BEDROOM TWO: 11'3 x 11'3 Window to front aspect. Sloped ceiling.

BEDROOM THREE: 8'9 x 8'4 Window to rear aspect.

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

GARDEN: Enclosed rear garden with a large patio area and the rest is laid to lawn with some shrubs along the side. Garden shed. Gate access to the front of the property.

HEATING: Gas central heating

PARKING: Single garage with power and light. Driveway parking to the front for one vehicle. Fridge/freezer and washing machine located in garage.

COUNCIL TAX: Band D

EPC RATING: D

REFERENCE: 268

