

STEPPING STONES

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

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



DELAPRE DRIVE, BANBURY, OXON, OX16 3WP

£1,950pcm



A beautifully presented four bedroom, detached family home, ideally situated at the end of a quiet cul-de-sac. This property benefits from a double garage, conservatory to rear, large enclosed rear garden and en suite to master bedroom. EPC Rating: C. **Available: 1st June**

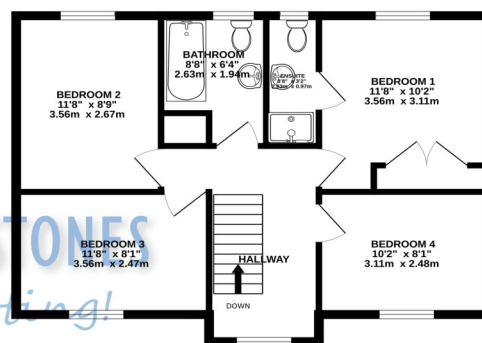
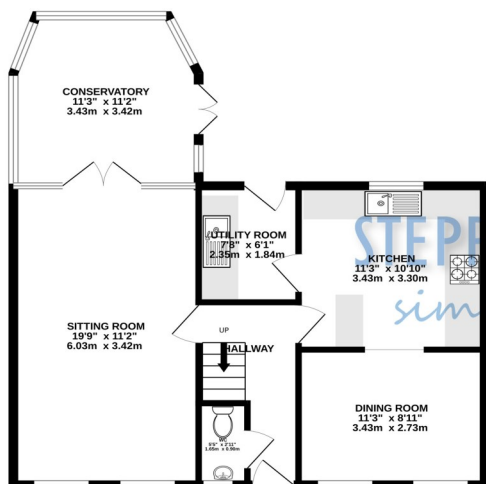
- 4 Bedrooms
- 2 Bathrooms
- Spacious living areas
- Gas central heating
- Private position
- Double garage

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

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	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).

DINING ROOM: 11'3 8'11 Windows to front aspect.
KITCHEN: 11'3 x 10'10 Window to rear aspect. A range of floor and wall mounted units with four ring gas hob.
UTILITY ROOM: 7'8 x 6'1 Door to rear aspect. A range of floor mounted units.
W/C: Window to front aspect. White suite comprising low level w/c and wash hand basin.
SITTING ROOM: 19'9 x 11'2 Windows to front aspect.
CONSERVATORY: Windows and doors to rear aspect.
HALLWAY: Door to front aspect.
BEDROOM ONE: 11'8 x 10'2 Window to rear aspect. Built in double wardrobe.
EN SUITE: 8'8 x 3'2 Window to rear aspect. White suite comprising shower cubicle, low level w/c and wash hand basin.
BATHROOM: 8'8 x 6'4 Window to rear aspect. White suite comprising bath with shower over, low level w/c and wash hand basin.
BEDROOM TWO: 11'8 x 8'9 Window to rear aspect.
BEDROOM THREE: 11'8 x 8'1 Window to rear aspect.
BEDROOM FOUR: 10'2 x 8'1 Window to front aspect.
GARDEN: Enclosed rear garden laid to lawn with patio area
PARKING: Driveway car parking. Double garage.
HEATING: Gas central heating
COUNCIL TAX: Band E
REFERENCE: 126

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.

