

STEPPING STONES

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

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



HIGH STREET, LOWER BRAILES, BANBURY, OXON, OX15 5HW

£1,250pcm



A charming two-bedroom cottage situated in the desirable village of Lower Brailes, showcasing a wealth of character features throughout. The property benefits from having a range of useful outbuildings, offering additional storage or potential for further use, enclosed front and rear gardens and electric heating.

EPC Rating: E. Available: Now.

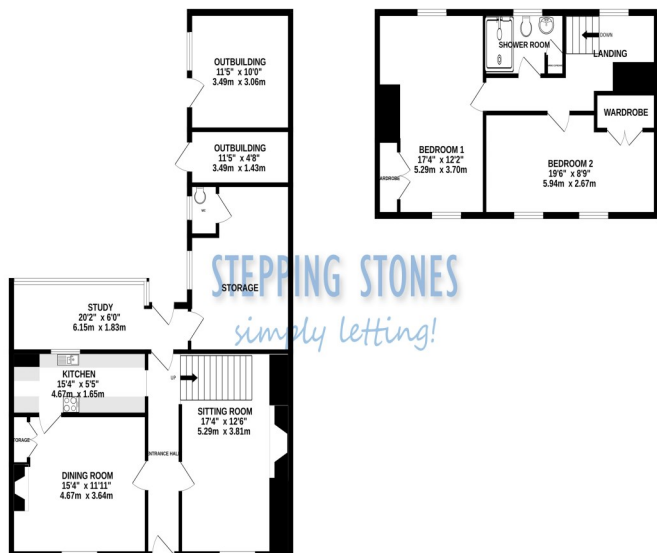
- 2 Bedrooms
- Electric heating
- Enclosed rear garden
- 1 Shower room
- Built in wardrobes
- Outbuildings

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
946 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1472 sq.ft. (136.8 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 a guide only 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.
Made with Metropac C5025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

RENT: £ 1,250.00
TOTAL DEPOSIT: £ 1,442.30
HOLDING DEPOSIT: £ 288.46

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).

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: Door to front aspect.

SITTING ROOM: 17'4 x 12'6 Window to front aspect.

Inglenook fireplace.

DINING ROOM: 15'4 x 11'11 Window to front aspect.

Fireplace and storage cupboard.

KITCHEN: 15'4 x 5'5 Window to rear aspect. Floor and wall mounted units with worktops over. Freestanding cook with four ring electric hob.

STUDY: 20'2 x 6'0 Window to rear aspect.

STORAGE: Windows to rear aspect. Separate area with a w/c.

OUTBUILDING: 11'5 x 4'8 Door to rear aspect.

OUTBUILDING: 11'5 x 10' Window and door to rear aspect.

LANDING: Window to rear aspect.

BEDROOM ONE: 17'4 x 12'2 Dual aspect windows. Built in wardrobes.

BEDROOM TWO: 19'6 x 8'9 Windows to front aspect. Built in wardrobes.

SHOWER ROOM: Window to rear aspect. Suite comprising shower cubicle, low level w/c and wash hand basin.

GARDEN: Enclosed front garden with a pathway and grass area with plants and shrubs. Enclosed rear garden.

HEATING: Electric heating

PARKING: One allocated car parking space in the single garage to the rear. On road first come first served basis parking to the front.

COUNCIL TAX: Band D

EPC RATING: B

REFERENCE: 199

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/>

