

STEPPING STONES

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

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CLAYPITS CLOSE, BANBURY, OXON, OX16 9GN

£1,900pcm



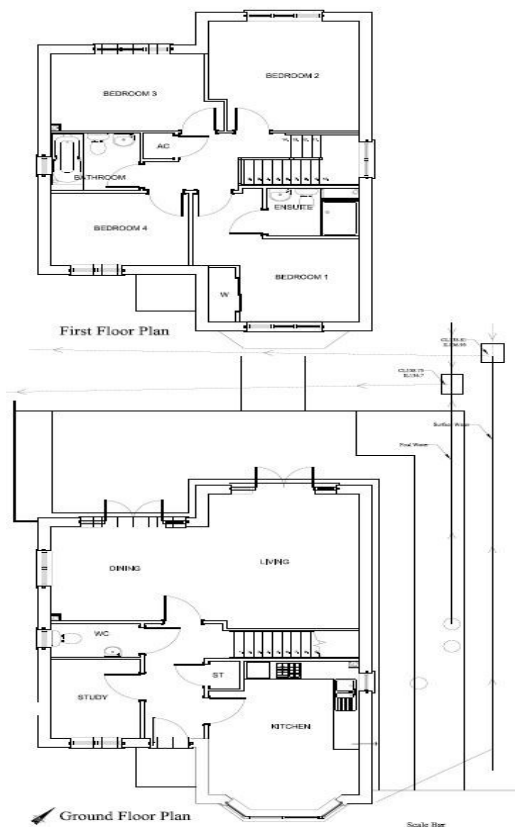
A well presented spacious modern four bedroom detached family home with garage and enclosed garden in a lovely location off the Broughton Road, on the outskirts of Banbury, close to local amenities. The property benefits from having a single garage, integrated appliances, enclosed rear garden and will be redecorated throughout.

EPC Rating: C. Available: 7th November.

- 4 Bedrooms
- Will be redecorated
- Enclosed garden
- 2 Bathrooms
- Gas central heating
- Downstairs w/c

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 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).

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. Built in storage cupboard.

BEDROOM ONE: 9'1 x 9' Window to front aspect. Built in fitted wardrobe.

EN SUITE: Comprising modern suite of double shower cubicle, wash hand basin and low level w/c.

BEDROOM TWO: 12' x 11'5 Window to rear aspect.

BEDROOM THREE: 11'8 x 8'4 Window to rear aspect.

BEDROOM FOUR: 10'5 x 7'10 Window to front aspect.

BATHROOM: Comprising modern white suite of bath, wash hand basin and low level w.c.

LOUNGE: 14'9 x 11'5 French doors to rear garden.

STUDY: 8'6 x 6'7 Window to front aspect.

CLOAKROOM: Window to side aspect. Suite comprising low level w/c and wash hand basin.

KITCHEN: 14'8 x 11'5 Bay window to front aspect. Window to side aspect. Comprising modern light wood floor and wall mounted units. Built in fridge/freezer, washer/drier and dishwasher. Five ring gas hob. Double electric oven.

DINING ROOM: 12' x 10'3 Window to side aspect. French doors to rear garden.

GARDEN: Enclosed rear garden. Open plan to front.

HEATING: Gas central heating

PARKING: Single garage with power and light.

COUNCIL TAX: Band E

REFERENCE: 540

EPC RATING: C

