

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



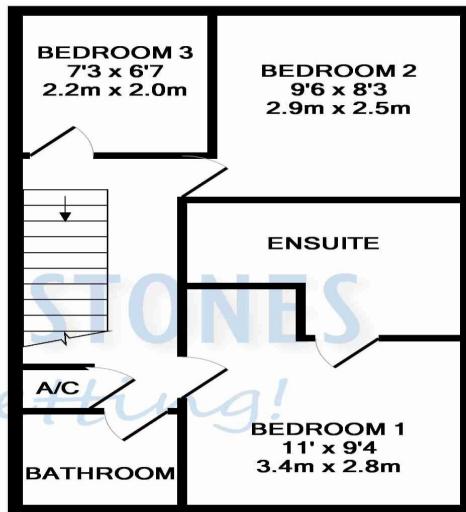
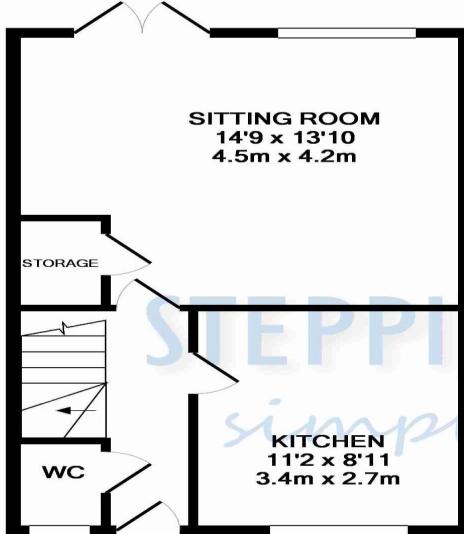
**BRIDGES CLOSE, BLOXHAM, OXON, OX15 4FS**

**£1,350pcm**



A well presented three bedroom terraced house with en suite to the master bedroom, single garage to rear and enclosed rear garden. This property benefits from being situated in a popular village location close to local amenities. EPC Rating: C. **Available: Now.**

- 3 Bedrooms
- 2 Bathrooms
- Single garage
- Gas central heating
- Enclosed rear garden
- Village location



GROUND FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.8 SQ.M.)

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		90   B
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,350.00

TOTAL DEPOSIT: £ 1,557.69

HOLDING DEPOSIT: £ 311.54

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.

**BEDROOM ONE:** 11' x 9'4 Window to front aspects. Built in hanging wardrobes.

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

**BEDROOM TWO:** 9'6 x 8'3 Window to rear aspect

**BEDROOM THREE:** 7'3 x 6'7 Window to rear aspect. Single bedroom.

**BATHROOM:** Window to front aspect. With suite comprising bath, wash hand basin and low level w/c.

**LOUNGE:** 14'9 x 13'10 Window to rear aspect. French doors to rear garden. Built in storage cupboard.

**KITCHEN:** 11'2 x 8'11 Window to front aspect. Range of modern floor and wall mounted units. Four ring cooker gas hob with oven below and extractor hood above.

**HEATING:** Gas central heating

**PARKING:** Single garage in block with allocated car parking for one car

**COUNCIL TAX:** Band D

**REFERENCE:** 589

**EPC RATING:** C

