

STEPPING STONES

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

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



WINCHESTER CLOSE, BANBURY, OXON, OX16 4FP

£1,795pcm

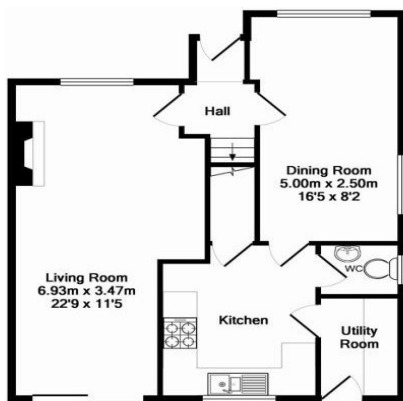


A four bedroom detached property, located in a popular residential location. This property benefits from a large enclosed rear garden, driveway car parking for two vehicles and large en suite to master. EPC Rating: C. **Available: 19th November.**

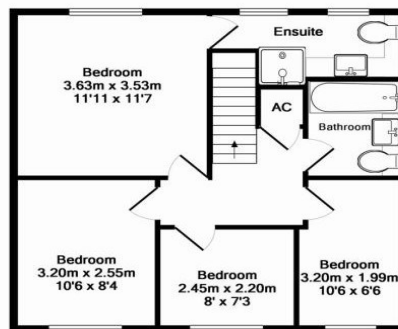
- 4 Bedrooms
- 2 Bathrooms
- Spacious living areas
- Gas central heating
- Driveway car parking
- Close to local amenities

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
APPROX. FLOOR
AREA 52.9 SQ.M.
(569 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 47.9 SQ.M.
(515 SQ.FT.)
11455
TOTAL APPROX. FLOOR AREA 100.8 SQ.M. (1085 SQ.FT.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,795.00

TOTAL DEPOSIT: £ 2,071.15

HOLDING DEPOSIT: £ 414.23

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.

BEDROOM ONE: 11'11 x 11'7 Window to front aspect.

EN SUITE: Window to front aspect. White suite comprising shower cubicle, low level w/c and vanity mounted wash hand basin.

BEDROOM TWO: 10'6 x 8'4 Window to rear aspect.

BEDROOM THREE: 8' x 7'3 Window to rear aspect.

BEDROOM FOUR: 10'6 x 6'6 Window to rear aspect.

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

LANDING: Airing cupboard. Stairs leading down to:

HALLWAY: Door to front aspect.

LIVING ROOM: 22'9 x 11'5 Window to front aspect. Patio doors to garden. Electric fireplace.

DINING ROOM: 16'5 x 8'2 Window to front aspect.

KITCHEN: Window to rear aspect. A range of floor and wall mounted units with worktops over and four ring gas hob with oven below. Dishwasher.

UTILITY ROOM: Door to rear aspect. A range of floor and wall mounted units with worktops over.

CLOAKROOM: Window to side aspect. Low level w/c and wash hand basin.

GARDEN: Large enclosed rear garden laid to lawn with patio area.

HEATING: Gas central heating

PARKING: Driveway car parking for two vehicles.

COUNCIL TAX: Band D

REFERENCE: 762

