STEPPING STONES

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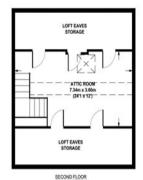




A well presented and spacious four bedroom detached family home situated in a popular village location. The property benefits from having a single garage, enclosed rear garden and oil fired heating. EPC Rating: To be confirmed. **Available: 6th February.**

- 4 Bedrooms
- 2 Bathrooms

- Village location
- Oil fired heating
- Enclosed rear garden
- Single garage





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Energy Efficiency Rating Environmental Impact (CO₂) Rating Current Potential Current Potential TO BE CONFI (39-54)(21-38) Not energy efficient - higher running co **England & Wales** EU Directive 2002/91/EC **England & Wales**

RENT: £ 2,000.00

HOLDING DEPOSIT: £ 461.54

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

£ 2,307.69

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).



ENTRANCE HALL: Door to front aspect. Large storage cupboard. **CLOAKROOM:** Window to front aspect. White suite comprising wash hand basin and w.c.

LOUNGE: 14'9 x 27'2 Window to front aspect. Patio doors leading

to rear garden.

KITCHEN/DINER: 21' x 11'11 Window to rear aspect. Stable door and patio doors leading to rear garden. A full range of floor fitted and wall mounted light timber units with contrasting dark worktops over. Four ring halogen hob with electric double oven below and extractor fan above. Integrated fridge/freezer.

LOFT SPACE: 23'10 x 11'4 Velux window to rear aspect. Built in under eaves built in storage. Stairs leading down to landing;

BEDROOM ONE (MASTER): 15'2 x 10'6 Two windows to rear aspect. **DRESSING AREA:** 7'2 x 3'6 Full height built in wardrobes to both

EN SUITE: Window to front aspect. White suite comprising double shower cubicle wash hand basin and w.c, tiled flooring.

BEDROOM TWO: 14' x 12'10 Window to rear aspect. **BEDROOM THREE:** 12'10 x 10'7 Window to front aspect. **BEDROOM FOUR:** 11'2 x 7'8 Window to front aspect.

BATHROOM: Window to rear aspect. White suite comprising double shower cubicle, bath with shower attachment off taps, wash hand

basin and w.c. Laminate flooring.

GARDEN: Rear garden laid to lawn with patio area. Front garden is

open plan and has driveway parking.

HEATING: Oil fired heating.

PARKING: Single garage with off road parking for up to 4 vehicles.

COUNCIL TAX: Band E **REFERENCE: 105**

EPC RATING: To be confirmed

Important Notice

TOTAL DEPOSIT:

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.







