

# STEPPING STONES

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



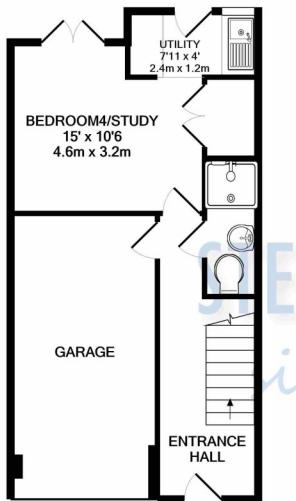
COOPERS GATE, BANBURY, OXON, OX16 2EQ

£1,600pcm



A spacious four bedroom townhouse benefitting from gas central heating, driveway car parking for one vehicle and a single garage with power and light. This property is positioned just outside the town centre and offers built in wardrobes and an enclosed rear garden. EPC Rating: C. **Available: Now**

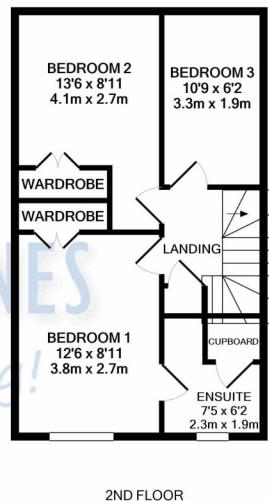
- 4 Bedrooms
- 3 Bathrooms
- Driveway car parking
- Gas central heating
- Close to the town centre
- Enclosed rear garden



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT:	£ 1,600.00
TOTAL DEPOSIT:	£ 1,846.15
HOLDING DEPOSIT:	£ 369.23

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).

**BEDROOM FOUR/STUDY:** 15' x 10'6 Patio doors to rear garden. Built in wardrobes.

**UTILITY ROOM:** 7'11 x 4' Door to rear aspect. Wash hand basin

**SHOWER ROOM:** Shower cubicle, low level w.c and wash hand basin.

**LIVING/DINING ROOM:** 18'11 x 15' Balcony doors. Window to rear aspect.

**KITCHEN:** 10'7 x 8'10 Window to front aspect. Kitchen comprises floor and wall mounted cream units with worktops over. Four ring electric hob with oven below and extractor hood above.

**BATHROOM:** 6'9 x 6'2 Window to front aspect. Bathroom suite comprising bath, low level w.c and wash hand basin.

**BEDROOM ONE:** 12'6 x 8'11 Window to front aspect. Built in wardrobes.

**EN SUITE:** 7'5 x 6'2 Built in cupboard. Shower cubicle, low level w.c and wash hand basin.

**BEDROOM TWO:** 13'6 x 8'11 Window to rear aspect. Built in wardrobe.

**BEDROOM THREE:** 10'9 x 6'2 Window to rear aspect.

**GARDEN:** Laid to patio with Astro turfed area. Garden shed.

**HEATING:** Gas central heating

**PARKING:** Driveway car parking for one vehicle and a single garage with power and light.

**COUNCIL TAX:** Band D

**EPC RATING:** C

**REFERENCE:** 622

#### 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

