

# STEPPING STONES

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

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WOOLPACK MEWS, BANBURY, OXON, OX16 0AE

£1,100pcm

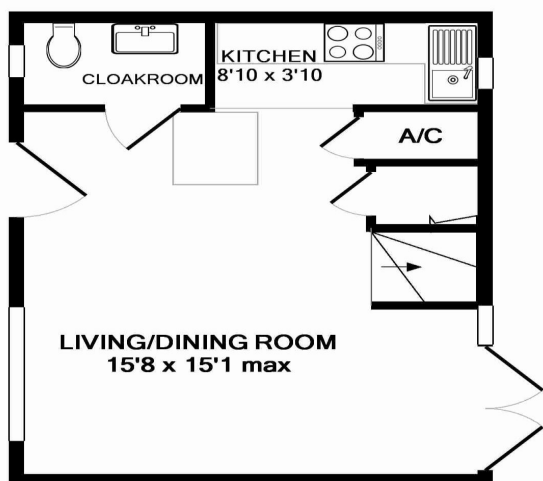


An immaculately presented two bedroom mews style house, designed to a high standard offering spacious accommodation. This property benefits from an en suite to master bedroom, gas central heating and an enclosed garden. EPC Rating: C. **Available: Now.**

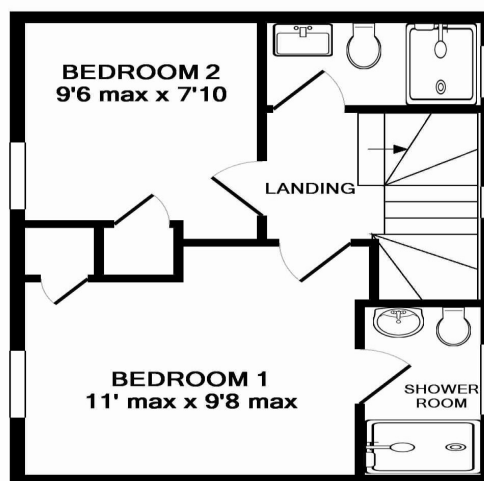
- 2 Bedrooms
- 2 Bathrooms
- Town centre location
- Gas central heating
- Built in storage
- Enclosed garden

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



1ST FLOOR

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.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		93 A
81-91	<b>B</b>		
69-80	<b>C</b>	79 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.84

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).

**ENTRANCE:** Door to front aspect.

**BEDROOM ONE:** 9'6 x 7'10 Double bedroom with built in storage cupboard.

**EN SUITE:** Modern white suite comprising shower cubicle, wash hand basin and low level w.c.

**BEDROOM TWO:** 7'10 x 7'2 Double bedroom with built in storage cupboard.

**SHOWER ROOM:** Modern white suite comprising shower cubicle, wash hand basin and low level w.c.

**LOUNGE/DINER:** 14'6 x 14'3 French doors leading to garden area. Built in storage cupboard. Open plan to:

**KITCHEN:** 10'7 x 6'11 Kitchen area comprising modern floor fitted and wall mounted white gloss kitchen units with contrasting black worktops over. Four ring electric hob with oven below and extractor hood above. Integrated fridge/freezer.

**GARDEN:** Enclosed garden laid to gravel with patio area.

**HEATING:** Gas central heating

**PARKING:** No allocated car parking

**COUNCIL TAX:** Band C

**EPC RATING:** C

**REFERENCE:** 457

#### 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.

