



GATTERIDGE STREET, BANBURY, OXON, OX16 5DJ



ACCOMMODATION

BEDROOM ONE:

BEDROOM TWO:

LANDING:

BEDROOM THREE:

BATHROOM:

LANDING:

DINING ROOM:

SITTING ROOM:

KITCHEN:

GARDEN:

HEATING:

COUNCIL TAX:

REFERENCE:

12' x 12'6"

Window to front aspect. Built in wardrobes.

12'9 x 8'10"

Window to rear aspect. Built in wardrobes.

Stairs down to first floor.

12'6 x 12'4"

Window to front aspect. Built in wardrobes.

8'2 x 12'6"

Window to rear aspect. White suite comprising bath with shower attachment, wash hand basin and w.c.

Stairs leading down to ground floor.

8'5 x 9'4"

Stairs to cellar.

11'5 x 10'3"

Window to front aspect. Feature fireplace.

12'7 x 12'6"

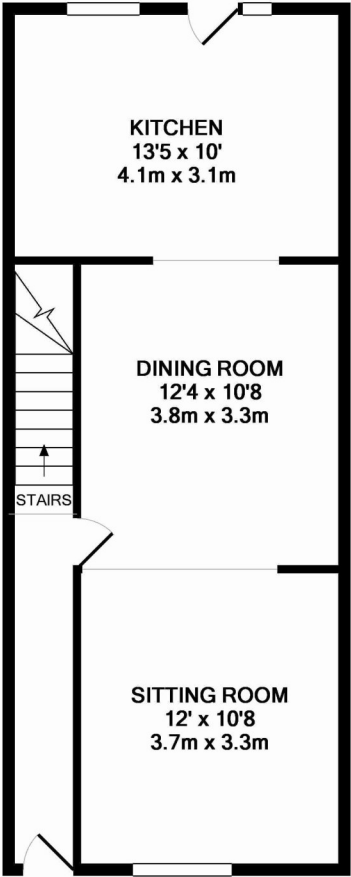
Wood flooring. Window to rear aspect. Door leading to courtyard garden. Range of light wood floor fitted and wall mounted units with tiled work tops. Four ring gas hob with oven below. Washing machine. Fridge and freezer. Tumble dryer.

Small courtyard garden to rear.

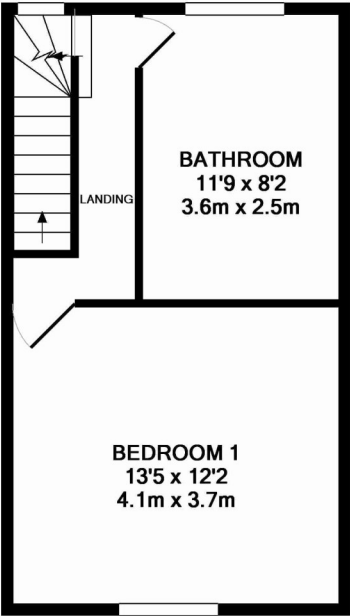
Gas central heating.

Band B

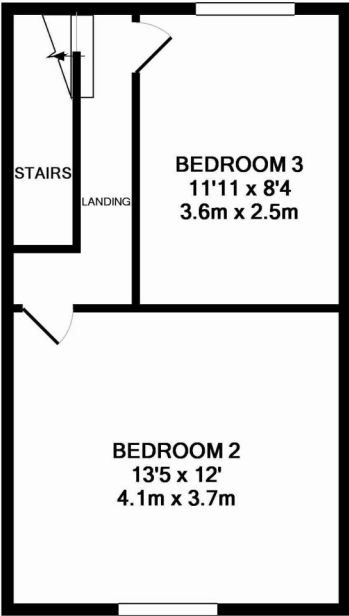
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GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

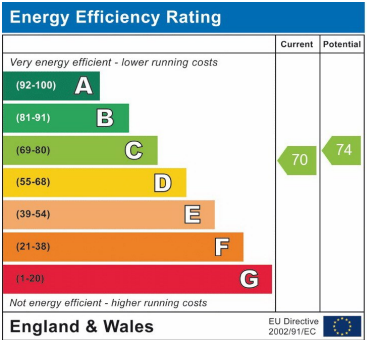
TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.5 SQ.M.)

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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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.

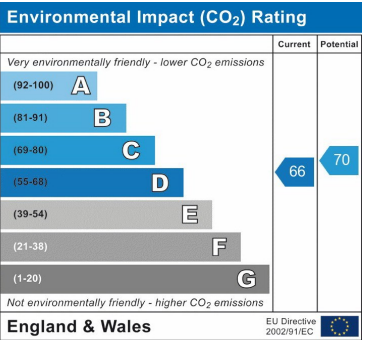


England & Wales

EU Directive 2002/91/EC

Address:
Gatteridge Street Banbury OX16 5DJ

Reference:
284



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STEPPING STONES

simply letting!



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Tenant Fee Information

REFERENCE FEE:

£72.00 inc vat (per application)

The reference fee is non refundable. We have a retained referencing agent who will obtain references for us and they charge for this service.

DOCUMENTATION FEE:

£204.00 inc vat

This is for the provision of the Tenancy Agreement and the completion of all documentation required in order to comply with the current deposit protection regulations. This fee becomes due the day the tenancy commences and is non-refundable.

HOLDING DEPOSIT:

£200.00

We ask for this to be paid when the property has been viewed and you wish to make an application for it. This will secure the property for you subject to satisfactory references and contract. Once this is paid, should you decide that you do not want to proceed with the application, or your application is unsuccessful, the holding deposit is not refundable. *Please note, if the tenancy does proceed this amount is put towards the balance of the total deposit due.*

DILAPIDATIONS DEPOSIT:

1 months rent + £400

The balance of the dilapidations deposit becomes payable the day the tenancy commences. The total deposit due is the equivalent to the sum of 1 months rent + £400. *Please note; this is subject to change depending on the individual Landlords requirements.*

GUARANTOR REFERENCE FEE:

£72.00 inc vat (per application)

The reference fee is non refundable. Should we require a guarantor for the tenancy the guarantor would need to be fully referenced. We have a retained referencing agent who will obtain references for us and they charge for this service.

GUARANTOR AGREEMENT:

£120.00 inc vat (per agreement)

This becomes payable when a guarantor is required, as a separate guarantor agreement is required. This fee becomes due the day the tenancy commences. This is non-refundable.

COMPANY REFERENCE FEE:

£150.00 inc vat (per application)

The reference fee is non refundable. We have a retained referencing agent who will obtain references for us and they charge for this service. This is non-refundable.

TENANCY RENEWAL FEE:

£72.00 inc vat (periodic renewal) £144.00 inc vat (fixed term renewal)

After the expiry of the initial fixed term contract you will have the option to extend the tenancy on either a statutory periodic tenancy or for a further fixed term. The fee charged is for the completion of all documentation required in order to comply with current deposit regulations and is non-refundable.

THE FEES:

APPLICATION FEE: £ 72.00 inc vat per tenant

RENT: £ 895.00

TOTAL DEPOSIT: £ 1,295.00

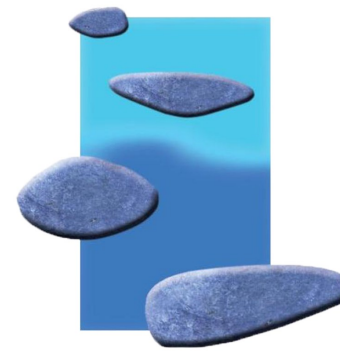
DOCUMENTATION FEE: £ 204.00 inc vat

A holding deposit of £200.00 becomes payable when the application is made and is deducted from the total deposit.

This is **non-refundable** if you choose not to proceed with the tenancy.

Please note:

Other fees may apply depending on your circumstances, for example if you have a pet or require a guarantor. Further details on how our fees are calculated can be found at www.steppingstonesletting.com or by calling 01295 275909.



STEPPING STONES

www.steppingstonesletting.com

3-4 Horsefair Banbury Oxon OX16 0AA

T. 01295 275909 e.info@steppingstonesletting.com

Gatteridge Street, Banbury

Rent: £895 pcm

Available: Now



- 3 bedrooms
- 1 bathrooms
- White goods
- Gas central heating
- Courtyard garden
- Town centre location

A well presented three bedroom town house situated over three floors. This property offers a courtyard garden, built in wardrobes, gas central heating and is situated close to the town centre.

EPC rating: C



simply letting!

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