

STEPPING STONES

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

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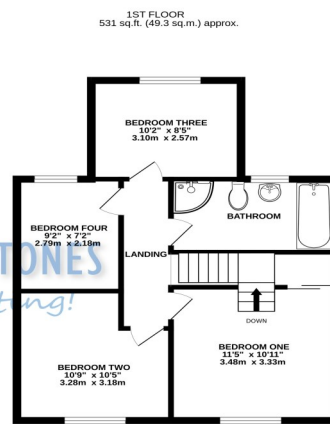
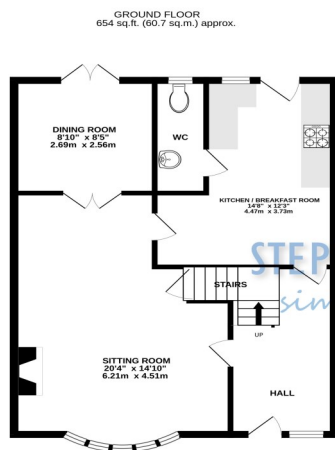
CHURCH VIEW, BANBURY, OXON, OX16 9ND

£1,750pcm



A spacious four bedroom house located in a popular residential area close to local schooling and amenities. The property benefits from having an enclosed rear garden, driveway car parking for two vehicles and gas central heating. EPC Rating: C. **Available: 28th July**

- 4 Bedrooms
- 1 Bathroom
- Gas central heating
- Enclosed rear garden
- Driveway car parking
- Popular residential area



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are measured to the face of the wall. The plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.
SITTING ROOM: 20'4 x 14'9 Window to front aspect. Built in storage. Doors through to:
DINING ROOM: 8'10 x 8'5 Windows and doors to rear aspect.
KITCHEN/BREAKFAST ROOM: 14'8 x 12'3 Window and door to rear aspect. Floor and wall mounted units with worktops over. Four ring gas hob and extractor hood above. Built in oven.
WC: Window to rear aspect. Low level w.c. and wash hand basin.
BEDROOM ONE: 11'5 x 10'11 Window to front aspect.
BEDROOM TWO: 10'9 x 10'5 Window to front aspect.
BEDROOM THREE: 10'2 x 8'5 Window to rear aspect.
BEDROOM FOUR: 9'2 x 7'2 Window to rear aspect.
BATHROOM: Window to rear aspect. Modern suite comprising bath, wash hand basin, low level w.c. and shower cubicle.
HEATING: Gas central heating
PARKING: Driveway car parking for two vehicles
GARDEN: Raised decked area with steps down to a laid to lawn area. Bordered with mature shrubs and bushes.
COUNCIL TAX: Band C
EPC RATING: C
REFERENCE: 171
WATER & DRAINAGE: Mains connected

RENT: £ 1,750.00
 TOTAL DEPOSIT: £ 2,019.23
 HOLDING DEPOSIT: £ 403.84

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).

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.

