STEPPING STONES

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BISMORE ROAD, BANBURY, OXON, OX16 1JN

£1,995pcm





A modern and high specification four bedroom detached house with single garage and driveway car parking for two vehicles. The property is situated to the North of Banbury in a no through road and it benefits from having open plan living, kitchen with integrated appliances, a utility room, enclosed rear landscaped garden and en-suite to the master bedroom. EPC Rating: A. **Available: 15th January.**

- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Enclosed rear garden
- High specification
- Driveway car parking

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 Approx Area = 55.84 sq m / 601 sq ft
First Floor Approx Area = 55.84 sq m / 601 sq ft
Garage Approx Area = 15.22 sq m / 164 sq ft
Total Area = 126.90 sq m / 1366 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



RENT:	£ 1,995.00
TOTAL DEPOSIT:	£ 2,301.92
HOLDING DEPOSIT:	£ 460.38

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 HALL: Door to front aspect.
STUDY: 10'10 x 9'11 Window to front aspect.
KITCHEN/DINER/LOUNGE: 23'2 x 20'2 Open plan area with dual aspect windows and patio doors to rear garden. Kitchen comprises high grey gloss floor and wall mounted units with worktops over, four ring induction hob with oven below and extractor hood above. Integrated fridge/freezer and dishwasher. Lounge with window to front aspect and electric fireplace.
WC: Window to side aspect. Wash hand basin and low level w.c.
UTILITY ROOM: Door to rear aspect. Wall and floor mounted unit with worktop over.
BEDROOM ONE: 11'4 x 10'11 Window to rear aspect. Built in wardrobes.
EN-SUITE: Window to rear aspect. White suite comprising low level w.c, wash hand basin and shower cubicle.
BEDROOM TWO: 11'8 x 10'4 Window to front aspect. Built in wardrobes.
BEDROOM THREE: 9'9 x 8'11 Window to front aspect. Built in wardrobes.
BEDROOM FOUR: 8'4 x 7'9 Window to front aspect.
BATHROOM: Window to rear aspect. White suite comprising bath with shower over, wash hand basin and low level w.c.
HEATING: Gas central heating
PARKING: Single garage and driveway car parking to the front for two vehicles
GARDEN: A landscaped enclosed rear garden with a patio and raised laid to lawn area. Planted shrubs, flowers and bushes.
COUNCIL TAX: Band E
EPC RATING: A
REFERENCE: 311
WATER & DRAINAGE: Mains connected

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.