

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



FOSCOTE RISE, BANBURY, OX16 9XS

£1,600pcm



An immaculately presented four bedroom detached property, finished to a very high standard. This property benefits from a large enclosed garden, driveway car parking for one car, built in storage and gas central heating. EPC Rating: C. **Available: 30th September**

- 4 Bedrooms
- 1 Bathroom
- Driveway car parking for one vehicle
- Gas central heating
- Conservatory
- Large enclosed rear 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



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).

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.



LIVING ROOM: 15'7 x 12'3 Bay window to front aspect. Electric fireplace and mantelpiece.

KITCHEN/BREAKFAST ROOM: 18'7 x 8'11 Window to rear aspect. Range of floor and wall mounted units. Built in four ring gas hob with extractor hood above. Integrated double oven. Integrated dishwasher and fridge/freezer.

W/C: 6'4 x 2'5 Window to side aspect. Wall mounted wash hand basin and low level w/c.

OFFICE: 7'10 x 4'2

STORAGE ROOM: To side aspect.

BEDROOM ONE: 12'8 x 9'11 Window to rear aspect. Fully fitted built in wardrobe.

BEDROOM TWO: 9'11 x 9'2 Window to front aspect. Integrated wardrobe.

BEDROOM THREE: 9'0 x 7'0 Window to front aspect.

BEDROOM FOUR: 11'3 x 8'2 Ground floor. Window to rear aspect. Integrated storage.

BATHROOM: Window to front aspect. White bath, with Aqualisa shower over, wash hand basin, low level w/c and built in storage.

GARAGE: Garage with power.

GARDEN: Large enclosed garden. Patio area with lawn and garden shed.

HEATING: Gas central heating

PARKING: Driveway car parking for one vehicle

COUNCIL TAX: Band D

REFERENCE: 129

