

# STEPPING STONES

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IVATT WALK, BANBURY, OXON, OX16 3WE

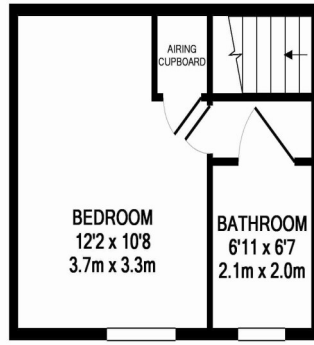
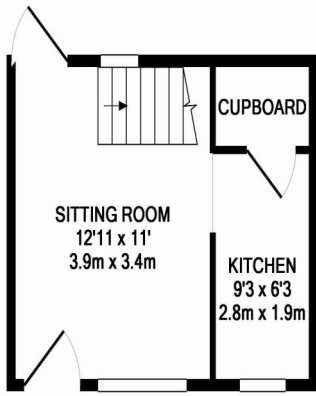
£1,050pcm



A well presented one bedroom terraced house in a popular residential area. The property benefits from having gas central heating, has close transport links to the M40 and an enclosed rear garden.

EPC Rating: C. Available: 16th September

- 1 Bedroom
- 1 Bathroom
- Enclosed garden
- Gas central heating
- Built in storage
- Popular location



GROUND FLOOR  
APPROX. FLOOR  
AREA 212 SQ.FT.  
(19.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 212 SQ.FT.  
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,050.00  
TOTAL DEPOSIT: £ 1,211.53  
HOLDING DEPOSIT: £ 242.30

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.



**BEDROOM ONE:** 12'2 x 10'8 Window to front aspect. Built in airing cupboard.

**BATHROOM:** Window to front aspect.

Comprising white suite of bath with shower over, low level w.c and wash hand basin.

**LANDING:** With fitted storage shelves. Stairs leading down to:

**SITTING ROOM:** 12'11 x 11' Dual aspect doors and windows. Tiled flooring. Open plan to:

**KITCHEN:** 9'3 x 6'3 Window to front aspect. A range of floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Under stairs storage.

**GARDEN:** Low maintenance enclosed rear garden with paving slabs and a small area laid to lawn.

**EPC RATING:** C

**HEATING:** Gas central heating

**COUNCIL TAX:** Band A

**REFERENCE:** 691

**WATER & DRAINAGE:** Mains connected

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