STEPPING STONES

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BRINKBURN GROVE, BANBURY, OXON, OX16 3WY **£1,900pcm**

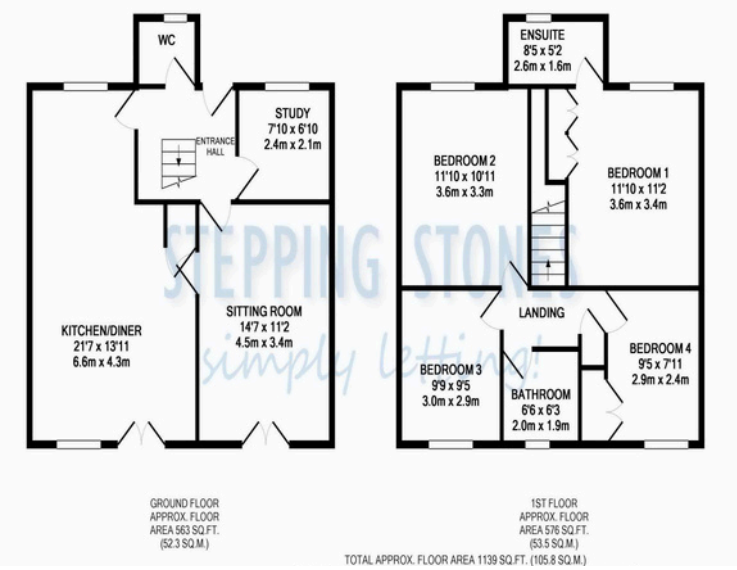


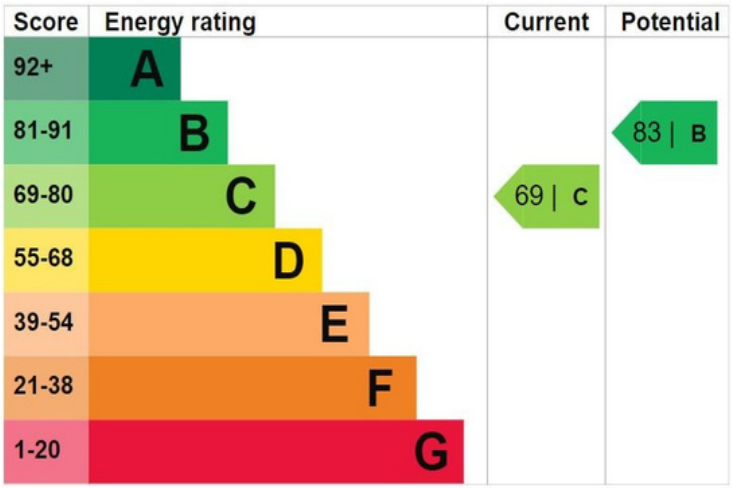


A beautifully presented, spacious four bedroom detached home with a large enclosed garden, double garage, driveway parking and white goods. The property benefits two bathrooms, study, cloakroom and built in double wardrobes. EPC Rating: C. **Available: 25th January**

- 4 Bedrooms
- 2 Bathrooms
- Double garage
- Gas central heating
- Built in wardrobes
- White goods

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





RENT:	£ 1,900.00
TOTAL DEPOSIT:	£ 2,192.30
HOLDING DEPOSIT:	£ 438.46

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).

CLOAKROOM: Window to front aspect. Modern white suite comprising wash hand basin and low level w/c.
LOUNGE: 11'2 x 14'7 French doors to rear aspect.
STUDY: 7'10 x 6'10 Window to front aspect.
KITCHEN/DINER: 13'11 x 21'7 Windows to front and rear aspects. Door to rear garden. Kitchen with a range of timber wall to floor units and cream worktops. The kitchen also boasts a kitchen island with burner gas hob and electric oven below and breakfast bar. Built in fridge/freezer, dishwasher and washing machine.
BEDROOM ONE: 11'2 x 11'10 Window to front aspect.
EN SUITE: 5'2 x 8'5 Window to front aspect. Shower cubicle, wash hand basin and low level w/c.
BEDROOM TWO: 11'10 x 10'11 Window to front aspect.
BEDROOM THREE: 9'9 x 9'5 Window to rear aspect.
BEDROOM FOUR: 7'11 x 9'5 Window to rear aspect.
BATHROOM: Modern white suite comprising bath with shower over, wash hand basin and low level w/c.
GARDEN: Rear garden with patio and decked area. Laid to lawn.
HEATING: Gas central heating
PARKING: Driveway parking with a double detached garage with power and light to the side.
COUNCIL TAX: Band D
REFERENCE: 583
WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

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.