

STEPPING STONES

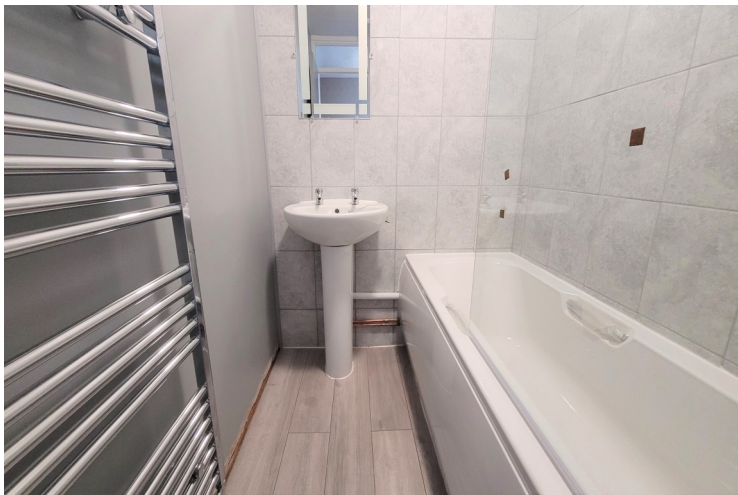
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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



RED POLL CLOSE, BANBURY, OXON, OX16 1UG

£1,300pcm

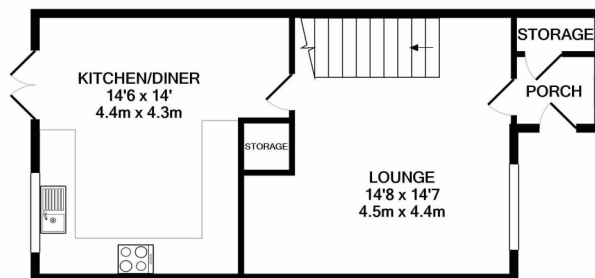


A well presented three bedroom mid terrace family home situated in a quiet residential area. The property benefits from having a large open living space, gas central heating and a good sized garden to rear. EPC Rating: C. **Available: 20th November**

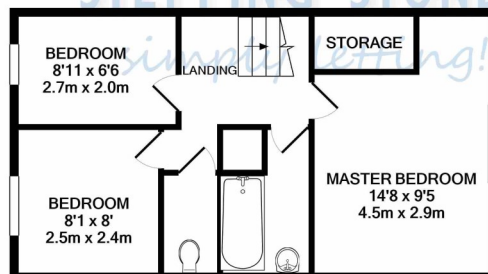
- 3 Bedrooms
- 1 Bathroom
- On street car parking
- Gas central heating
- Spacious living
- Enclosed rear garden

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



GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Porch with door to front aspect. Storage cupboard.

LOUNGE: 14'8 x 14'7 Window to front aspect. Stairs leading up to the first floor.

KITCHEN/DINER: 14'6 x 14'0 Window and double doors to rear aspect. Open plan with floor and wall mounted units with work tops over. Freestanding four ring electric hob with ovens below. Extractor hood above.

BEDROOM ONE: 14'8 x 9'5 Window to front aspect. Built in storage.

BEDROOM TWO: 8'1 x 8'0 Window to rear aspect.

BEDROOM THREE: 8'11 x 6'6 Window to rear aspect.

BATHROOM: Newly fitted modern white suite comprising wash hand basin and bath with shower over. Heated towel radiator.

WC: Low level w/c.

GARDEN: Enclosed rear garden with a patio area and the rest is laid to lawn. Built storage shed.

HEATING: Gas central heating.

PARKING: On street car parking.

COUNCIL TAX: Band B

REFERENCE: 184

EPC RATING: C

RENT: £ 1,300.00
TOTAL DEPOSIT: £ 1,500.00
HOLDING DEPOSIT: £ 300.00

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.

