

STEPPING STONES

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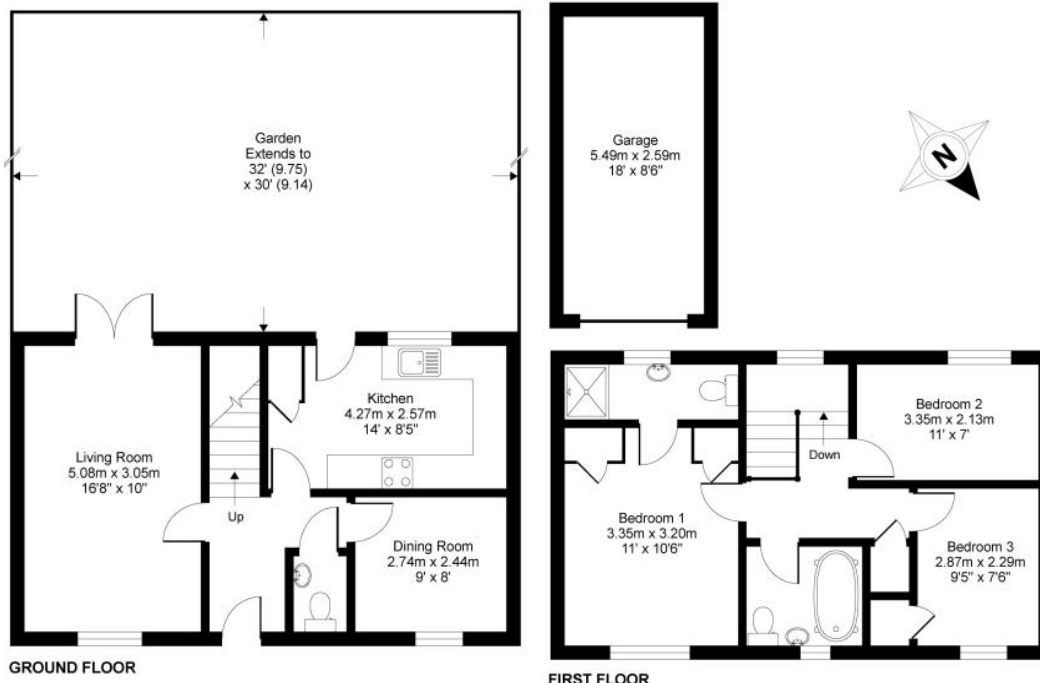
PARSLEY PLACE, BANBURY, OXON, OX16 1US

£1,550pcm



A well presented three bedroom family home positioned in a convenient location, close to local amenities. This property benefits from having a dining room, built in wardrobes, enclosed rear garden and single garage to rear. EPC Rating: C. **Available: 22nd July.**

- 3 Bedrooms
- 2 Bathrooms
- Two car parking spaces
- Gas central heating
- Single garage
- Enclosed rear garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.

DINING ROOM: 9' x 8' Window to front aspect.

SITTING ROOM: 16'8 x 10' Window to front aspect. Doors to rear garden.

KITCHEN: 14' x 8'5 Window and door to rear aspect. Built in storage cupboard. A range of floor and wall mounted units with worktops over. Four ring gas hob with oven below and extractor hood above. Integrated dishwasher.

CLOAKROOM: Low level w/c and wash hand basin.

BEDROOM ONE: 11' x 10'6 Window to front aspect. Built in storage and built in wardrobe.

EN SUITE: Window to rear aspect. White suite comprising shower, low level w/c and wash hand basin.

BEDROOM TWO: 11' x 7' Window to rear aspect.

BEDROOM THREE: 9'5 x 7'6 Window to front aspect. Built in storage cupboard.

BATHROOM: Window to front aspect. Comprising modern suite of bath with shower over, wash hand basin and low level w.c.

LANDING: Window to rear aspect. Built in storage cupboard. Stairs leading to ground floor.

GARDEN: Laid to lawn with patio area. Gate access to the parking area.

HEATING: Gas central heating

PARKING: Single garage and two allocated car parking spaces

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 321

RENT: £ 1,550.00

TOTAL DEPOSIT: £ 1,788.46

HOLDING DEPOSIT: £ 357.69

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.

