

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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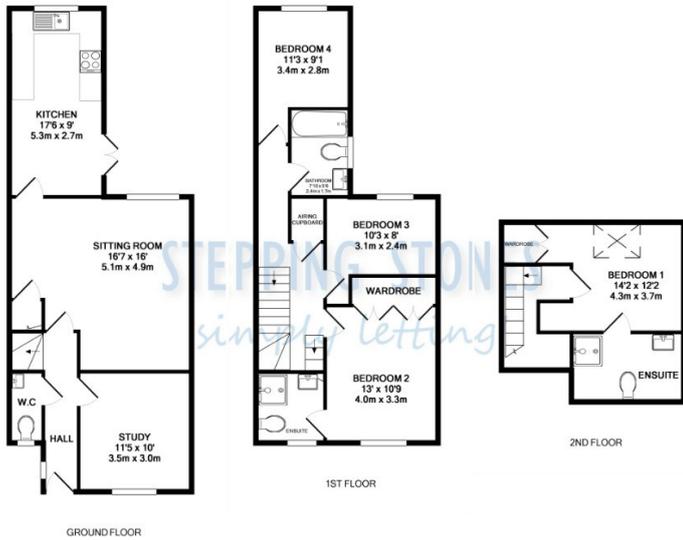
PINSON CLOSE, LITTLE BOURTON, OXON, OX17 1FG

£1,625pcm



A modern and well presented four bedroom mid terrace house with accommodation over three floors, situated in a peaceful village location within close proximity of Banbury. The property offers electric heating, allocated car parking for two vehicles and integrated white goods. EPC Rating: D. **Available: 8th April.**

- 4 Bedrooms
- 3 Bathrooms
- Electric heating
- Allocated car parking
- Enclosed rear garden
- Built in storage



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 to 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,625.00
 TOTAL DEPOSIT: £ 1,875.00
 HOLDING DEPOSIT: £ 375.00

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.

BEDROOM ONE: 12'2 x 14'2 Velux style window to rear aspect. Built in storage cupboard.

EN SUITE: White suite comprising shower cubicle, wash hand basin and low level w/c. Under eaves storage cupboard.

BEDROOM TWO: 10'9 x 13'0 Window to front aspect. Two built in wardrobes.

EN SUITE: Window to front aspect. White suite comprising shower cubicle, wash hand basin and w/c.

BEDROOM THREE: 10'3 x 8'0 Window to rear aspect.

BEDROOM FOUR: 11'3 x 9'1 Window to rear aspect.

BATHROOM: Window to side aspect. White suite comprising bath, wash hand basin and w/c.

LANDING: Built in airing cupboard. Stairs leading down to:

HALLWAY: Door to front aspect.

DINING ROOM/STUDY: 10'0 x 11'5 Window to front aspect.

CLOAKROOM: Tiled flooring. White suite comprising wash hand basin and w/c.

SITTING ROOM: 16'7 x 16'0 Window to rear aspect. Electric fireplace with timber surround. Built in under stairs storage cupboard.

KITCHEN/DINER: 17'6 x 9'0 French doors to side aspect leading to rear garden. Window to rear aspect. Range of wall mounted and floor fitted cream units with dark wood effect worktops over. Fully tiled flooring. Four ring electric hob with electric oven below and extractor hood above, integrated fridge/freezer, washing machine and dishwasher.

GARDEN: Enclosed rear garden laid to lawn with patio area.

HEATING: Electric heating

PARKING: Carport car parking for two vehicles

COUNCIL TAX: Band E

EPC RATING: D

REFERENCE: 111

WATER & DRAINAGE: Mains connected

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