

STEPPING STONES

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

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DAVENTRY ROAD, BANBURY, OXON, OX16 3JS

£1,350pcm

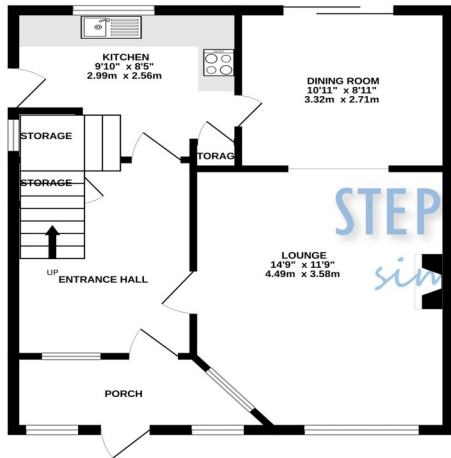


We are delighted to present this spacious three bedroom family home offering comfortable living in a convenient residential location. The property is within easy reach of the town centre, local schools, transport links, and the M40 motorway. It benefits from having gas central heating, an enclosed rear garden and a working fireplace.

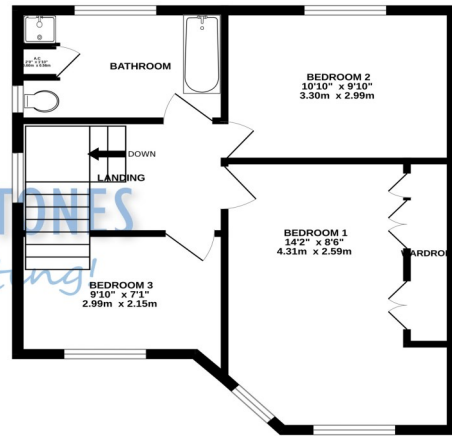
EPC Rating: D. **Available: Now.**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Enclosed rear garden
- Driveway car parking
- Fireplace

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Porch with door to front aspect. Under stairs storage cupboard.
LIVING ROOM: 14'9 x 11'9 Window to front aspect, fireplace, through to:
DINING ROOM: 10'11 x 8'11 Sliding doors to rear aspect.
KITCHEN: 9'10 x 8'5 Window to rear aspect. Door to side. Built in storage cupboard. Kitchen comprises floor and wall mounted units with worktops over. Four ring electric hob, with oven and grill below. Dishwasher.
BATHROOM: Dual aspect windows. Suite comprising bath, low level w.c, with separate shower cubicle. Built in airing cupboard.
HEATING: Gas central heating
PARKING: Driveway car parking for one vehicle. Plenty of on road car parking available
GARDEN: Enclosed rear garden with an area laid to decking, large patio area and an area laid to lawn. Childrens playhouse and shed/garage with doors to rear.
COUNCIL TAX: Band C
EPC RATING: D
REFERENCE: 423
WATER & DRAINAGE: Mains connected

RENT: £ 1,350.00
 TOTAL DEPOSIT: £ 1,557.69
 HOLDING DEPOSIT: £ 311.53

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.

