

# STEPPING STONES

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

Telephone: 01295 275909 • Email: [info@steppingstonesletting.com](mailto:info@steppingstonesletting.com)



BEAR GARDEN ROAD, BANBURY, OXON, OX16 9PJ

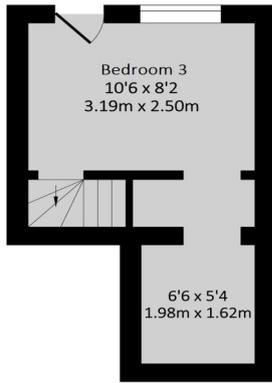
£1,300pcm



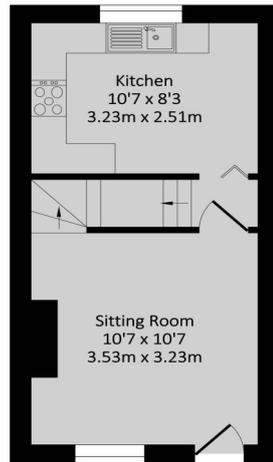
We are delighted to present this characterful three bedroom townhouse with spacious accommodation over four floors located in Banbury town centre. The property benefits from having gas central heating, an enclosed courtyard garden and on street permit parking. EPC Rating: D. **Available: 20th May**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- On street parking
- Enclosed courtyard garden
- Town centre location

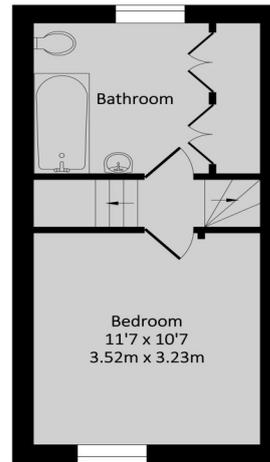
Lower Ground Floor  
Approx. Floor  
Area 158 Sq.Ft.  
(14.67 Sq.M.)



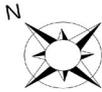
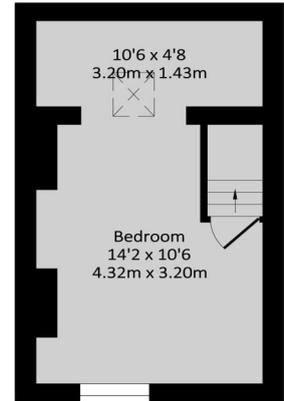
Ground Floor  
Approx. Floor  
Area 244 Sq.Ft.  
(22.70 Sq.M.)



First Floor  
Approx. Floor  
Area 244 Sq.Ft.  
(22.70 Sq.M.)



Second Floor  
Approx. Floor  
Area 210 Sq.Ft.  
(19.54 Sq.M.)



Total Approx. Floor Area 857 Sq.Ft. (79.61 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.

**ENTRANCE:** Door to front aspect.

**SITTING ROOM:** 10'7 x 10'7 Window to front aspect.

**KITCHEN:** 10'7 x 8'3 Window to rear aspect. Kitchen comprising floor and wall mounted units with worktops over. Five ring gas hob with oven below and extractor hood above.

**BEDROOM ONE:** 11'7 x 10'7 Window to front aspect.

**BATHROOM:** Window to rear aspect. White suite comprising low level w/c, wash hand basin and bath with shower over. Large built in storage cupboards with plumbing facilities.

**BEDROOM TWO:** 14'2 x 10'6 Window to front aspect and Velux window.

**BEDROOM THREE:** 10'6 x 8'2 Window and door to rear aspect leading to the garden. Separate snug/study area 6'6 x 5'4.

**GARDEN:** Enclosed courtyard garden with garden shed.

**HEATING:** Gas central heating

**PARKING:** On street permit parking. Oxfordshire County Council provide the permits.

**COUNCIL TAX:** Band B

**EPC RATING:** D

**REFERENCE:** 760

