

STEPPING STONES

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BENNETT DRIVE, BANBURY, OX16 1HX

£1,500pcm



A modern and immaculately presented three bedroom detached home with a single garage and driveway along with a enclosed rear garden. The property is located in a popular quiet area of Banbury close to local schools and amenities.

EPC Rating: B. Available: 6th March

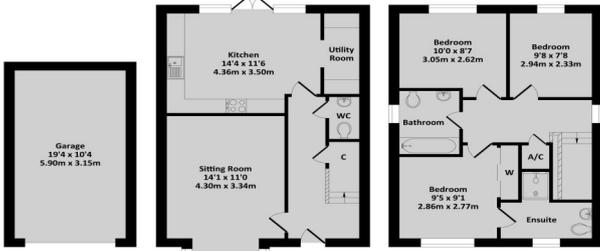
- 3 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Integrated appliances
- Quiet location
- Spacious living areas



Garage
Approx. Floor Area 200 Sq.Ft. (18.60 Sq.M.)

Ground Floor
Approx. Floor Area 479 Sq.Ft. (44.50 Sq.M.)

First Floor
Approx. Floor Area 464 Sq.Ft. (43.10 Sq.M.)



ENTRANCE HALL: A spacious hallway with access to the sitting room and the kitchen, along with a downstairs w.c. Built in storage.

SITTING ROOM: 14'1 X 11'0 Large sitting room with box window to the front aspect and high quality flooring throughout.

KITCHEN/DINER: 14'4 X 11'6 A large kitchen with a range of high gloss cream cabinets with wood effect worktops. Integrated electric oven, four ring hob and extractor hood. The property also offers an integrated fridge/freezer and dishwasher. French doors leading to garden. Utility area connected which includes space for a washing machine and tumble dryer.

BEDROOM ONE: 9'5 X 9'1 Good size double bedroom with vaulted ceilings, mirror fronted wardrobes and a window to front aspect. En suite with shower, wash hand basin and low level w/c.

BEDROOM TWO: 10'0 X 8'7 Window to rear aspect.

BEDROOM THREE: 9'8 X 7'8 Window to rear aspect.

BATHROOM: White suite comprising of bath, low level w/c and wash hand basin. Heated towel rail and window to side aspect.

GARDEN: Large paved patio adjoining the house with tap and external power sockets. Lawn which continues to the side aspect of the property.

GARAGE: Single garage with an up-and-over door with power and lighting.

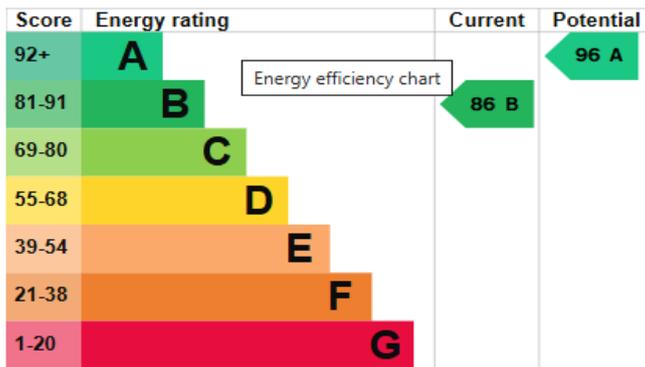
HEATING: Gas central heating.

PARKING: Driveway provides parking for up to three vehicles. Ohme electric charging point is also accessed on the driveway.

EPC RATING: B

COUNCIL TAX: Band D

REFERENCE: 727



RENT: £ 1,500.00

TOTAL DEPOSIT: £ 1,730.76

HOLDING DEPOSIT: £ 346.15

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.

