

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



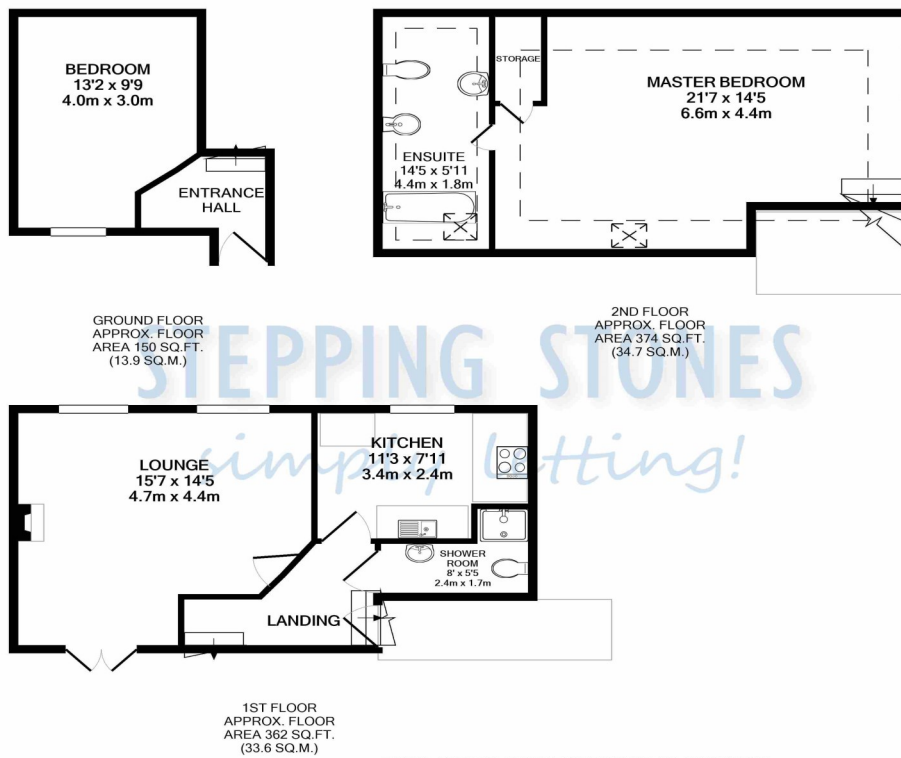
PARTRIDGE COURT, ADDERBURY, OXON, OX17 3EP

£1,250pcm



A well presented two bedroom character mid terrace house situated in a popular village location. The property benefits from having gas central heating, allocated parking and an en suite to the master bedroom. EPC Rating: C. **Available: 14th October.**

- 2 Bedrooms
- Allocated car parking
- Built in storage
- 2 Bathrooms
- Gas central heating
- Village location



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 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		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,250.00

TOTAL DEPOSIT: £ 1,442.30

HOLDING DEPOSIT: £ 288.46

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).

ENTRANCE HALL: Stairs leading to the first floor.

BEDROOM ONE: 21'7 x 14'5 Window to rear aspect. Velux window. Built in storage cupboard.

EN SUITE: Velux window. Comprising suite of bath with shower over, wash hand basin and low level w/c. Bidet.

BEDROOM TWO: 13'2 x 9'9 Window to front aspect.

BATHROOM: Comprising suite of shower cubicle, wash hand basin and low level w/c.

LOUNGE: 15'7 x 14'5 Two windows to rear aspect. French doors to rear aspect. Stone built fire surround.

KITCHEN: Window to rear aspect. Range of modern floor and wall mounted units. Four ring gas cooker with oven below.

HEATING: Gas central heating.

PARKING: Allocated car parking for one car.

COUNCIL TAX: Band D

REFERENCE: 608

EPC RATING: C

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.

