

STEPPING STONES

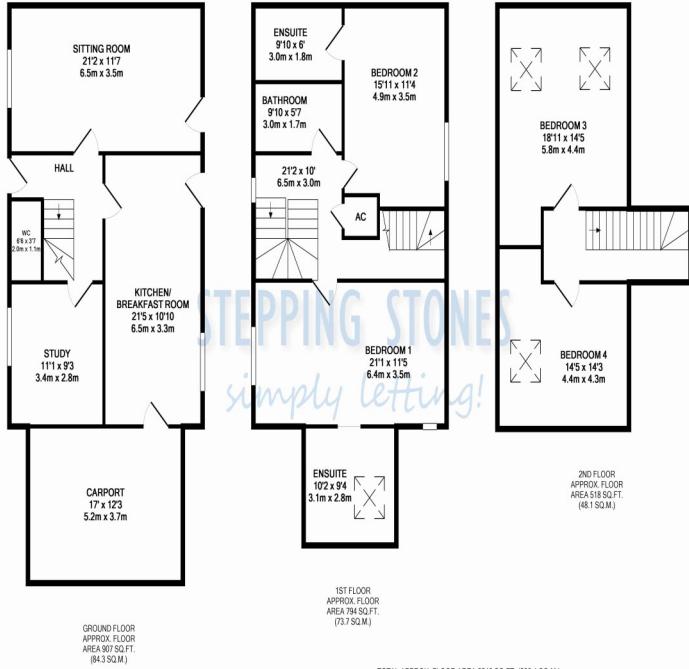
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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A beautifully spacious four bedroom detached family home. This property has been designed to a very high standard with flagstone floors, bespoke kitchen and solid oak doors. This property benefits from being in a quiet residential area, as well as having a carport with two allocated car parking spaces.

EPC Rating: B. **Available: 8th April.**

- 4 Bedrooms
- 3 Bathrooms
- Spacious living area
- Rear garden
- Integrated appliances
- Carport



GROUND FLOOR
APPROX FLOOR
AREA 970 SQ.FT.
(90.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2219 SQ.FT. (206.1 SQ.M.)
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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Floor plan ref: 1041



ENTRANCE HALL: Large area with door to front aspect.

CLOAKROOM: Comprising wash hand basin and low level w.c.

STUDY: 11'1 x 9'3 Window to side aspect.

LOUNGE: 21'2 x 11'7 Window to side aspect and door leading to garden.

KITCHEN: 21'5 x 10'10 Window to side aspect and door to garden. Hand painted solid oak kitchen units with contemporary quartz stone worktops. Lime stone flooring. Integrated dishwasher and washer/dryer. Four ring gas hob with electric oven below and extractor hood.

BEDROOM ONE: 21'1 x 11'5 Dual aspect windows.

EN SUITE: Modern suite comprising shower cubicle, wash hand basin and w.c.

BEDROOM TWO: 15'11 x 11'4 Window to side aspect.

EN SUITE: Modern suite comprising shower cubicle, wash hand basin and w.c.

BATHROOM: Modern suite comprising bath, shower cubicle, wash hand basin and low level w.c.

LANDING: Large area with airing cupboard. Stairs to both first and ground floors.

BEDROOM THREE: 18'11 x 14'5 Two Velux windows.

BEDROOM FOUR: 14'5 x 14'3 One Velux window. Window to front aspect.

LANDING: Stairs leading down to first floor.

GARDEN: Enclosed garden laid to lawn

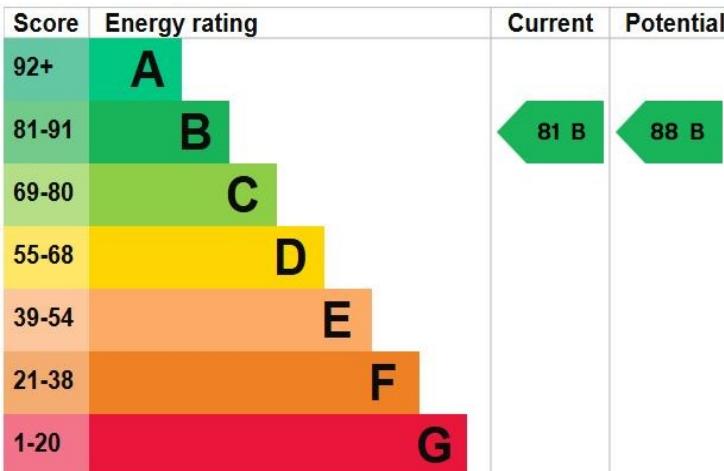
HEATING: Gas central heating

PARKING: Carport parking for two vehicles

COUNCIL TAX: Band F

EPC RATING: B

REFERENCE: 729



RENT: £ 2,100.00

TOTAL DEPOSIT: £ 2,423.07

HOLDING DEPOSIT: £ 484.61

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.

