

STEPPING STONES

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BROOME WAY, BANBURY, OXON, OX16 3WQ

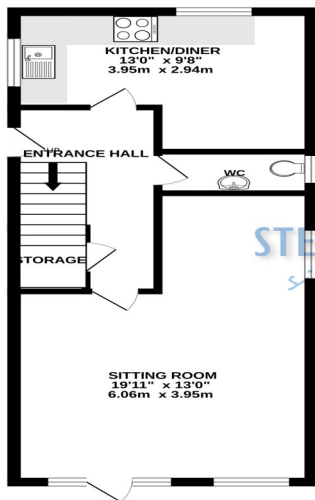
£1,395pcm



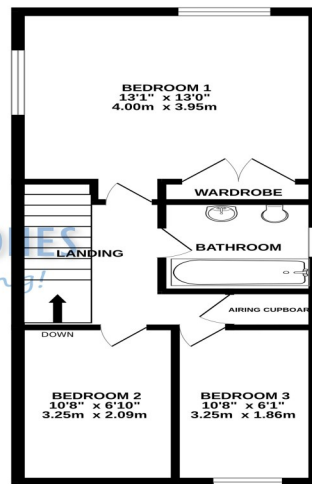
We are pleased to offer this recently refurbished three bedroom house, situated in a highly sought after residential area with convenient access to the train station and major motorway links. The property benefits from having gas central heating, an enclosed rear garden, and two allocated parking spaces. EPC Rating: C. **Available: 7th August.**

- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Recently refurbished
- Enclosed rear garden
- Popular location

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



STEPPING STONES
Simply Letting!

TOTAL FLOOR AREA: 840 sq. ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given. Please visit Message 52252.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to side aspect. Under stairs storage cupboard.

CLOAKROOM: Window to side aspect. Low level w.c and wash hand basin.

KITCHEN/DINER: 13' x 9'8 Dual aspect windows. Fitted kitchen comprising floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above.

SITTING ROOM: 19'11 x 13' Dual aspect windows with door to rear garden.

BEDROOM ONE: 13'1 x 13' Dual aspect windows, built in wardrobe.

BEDROOM TWO: 10'8 x 6'10 Window to rear aspect.

BEDROOM THREE: 10'8 x 6'1 Window to rear aspect.

BATHROOM: Window to side aspect. Fitted suite comprising of a bath with shower over, low level w.c and wash hand basin.

GARDEN: Enclosed rear garden

HEATING: Gas central heating

PARKING: Two allocated car parking spaces

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 594

WATER & DRAINAGE: Mains connected

RENT: £ 1,395.00
 TOTAL DEPOSIT: £ 1,609.61
 HOLDING DEPOSIT: £ 321.92

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.

