

STEPPING STONES

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

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SAGE CLOSE, BANBURY, OXON, OX16 1UU

£1295pcm

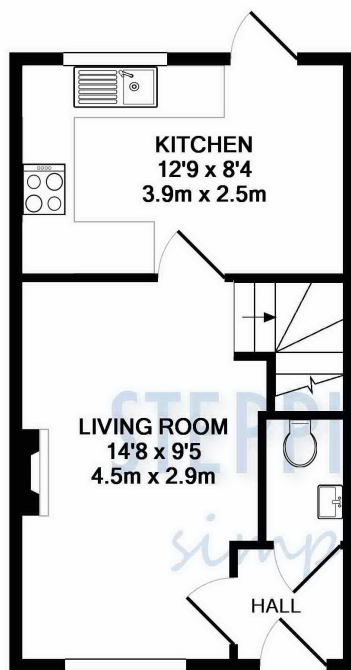


A spacious two bedroom terrace property benefitting from gas central heating, built in wardrobes and single garage in block. This property is situated on a popular residential development within walking distance of local amenities. EPC Rating: C. **Available: 16th November**

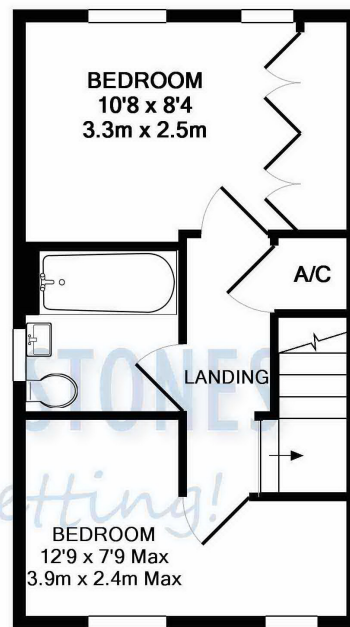
- 2 Bedrooms
- 1 Bathroom
- Built in wardrobes
- Gas central heating
- Single garage
- Enclosed rear garden

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



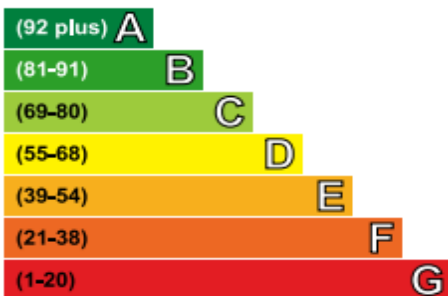
GROUND FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (53.9 SQ.M.)

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	91

RENT: £ 1295.00
TOTAL DEPOSIT: £ 1494.23
HOLDING DEPOSIT: £ 298.84

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).

BEDROOM ONE: 10'7 x 8'1 Two windows to rear aspect. Two built in wardrobes
BEDROOM TWO: 12'9 x 7'7 Two windows to front aspect.
BATHROOM: Comprising luxury suite of bath with shower over, wash hand basin and low level w.c.
LANDING: With built in airing cupboard. Stairs leading down to:
SITTING ROOM: 14'11 x 12'9 Window to front aspect
ENTRANCE HALL: Door to front aspect. Built in storage
CLOAKROOM: Comprising suite of low level w.c and wash hand basin
KITCHEN/ DINING ROOM: 12'9 x 8'2 Window to rear aspect. Door to rear aspect. With range of modern floor and wall mounted units. Four ring gas hob with electric oven
GARDEN: Enclosed rear garden
HEATING: Gas central heating
GARAGE: Single garage in block
COUNCIL TAX: Band B
REFERENCE: 266

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.

