

STEPPING STONES

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COOPERS GATE, BANBURY, OXON, OX16 2WD

£1,200pcm



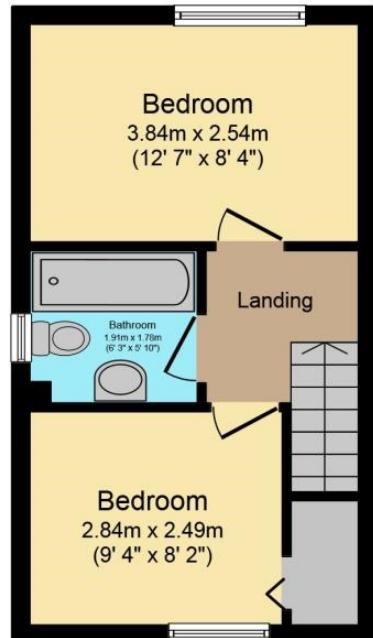
An immaculately presented two bedroom end of terrace property that is finished to a high specification throughout. The property benefits from having a large driveway perfect for three cars, a single garage with power and light and a large enclosed rear garden.

EPC Rating: C. Available: 24th March.

- 2 Bedrooms
- 1 Bathroom
- Close to the town centre
- Gas central heating
- High specification
- Close to the train station



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

HOLDING DEPOSIT: £ 276.92

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).

ENTRANCE HALL: Door to front aspect.
BEDROOM ONE: 12'7" x 8'4" Window to rear aspect.
BEDROOM TWO: 9'4" x 8'2" Window to front aspect. Built in wardrobe with light.
BATHROOM: 6'3 x 5'10" Window to side aspect. Modern suite comprising of a bath with shower over, low level w.c and wash hand basin.
LOUNGE: 14'2" x 12'7" Patio doors to rear aspect.
KITCHEN: 9'9 x 6'2" Window to front aspect. A range of wall and base units with granite effect work tops. Induction hob with electric oven and extractor hood over.

GARAGE: 18' 4" x 8' 8" with power and light. There is plumbing for a washing machine.

GARDEN: Enclosed rear garden with patio area and the rest is laid to lawn.

HEATING: Gas central heating

PARKING: Driveway car parking for three cars

COUNCIL TAX: Band C

REFERENCE: 756

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.

