

# STEPPING STONES

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

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WINDSOR CLOSE, KINGS SUTTON, OXON, OX17 3QT

£1,200pcm



A semi detached bungalow located in a quiet cul-de-sac in the sought after village of Kings Sutton, conveniently situated between Oxford and Banbury with it's own train station. The property benefits from having a master bedroom with fitted wardrobes, enclosed rear garden with fruit trees and a single garage with driveway parking.

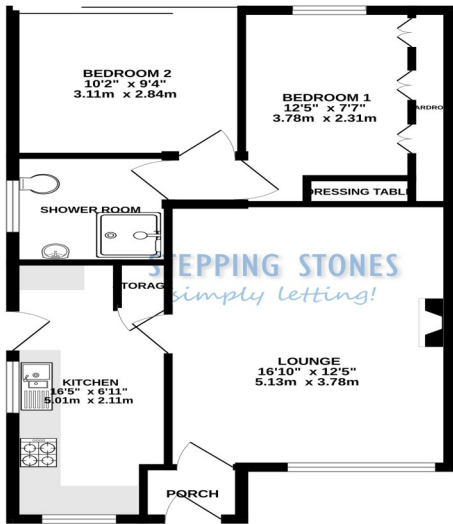
EPC Rating: C. **Available: 4th August.**

- 2 Bedrooms
- 1 Shower room
- Gas central heating
- Enclosed rear garden
- Close to the train station
- Village location

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  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.  
Without every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used as a basis for any prospective purchase. The accuracy of the information is not guaranteed and no guarantee is given as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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).

#### 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.

**ENTRANCE HALL:** Porch with door to front aspect.  
**LOUNGE:** 16'10 x 12'5 Window to front aspect. Electric fireplace.  
**KITCHEN:** 16'5 x 6'11 Dual aspect windows. Door to driveway. Floor and wall mounted units with worktops over, four ring gas hob. Built in storage cupboard.  
**BEDROOM ONE:** 12'5 x 7'7 Window to rear aspect. Built in wardrobes.  
**BEDROOM TWO:** 10'2 x 9'4 Sliding door to rear aspect.  
**SHOWER ROOM:** Window to side aspect. Low level w/c, wash hand basin and walk in shower.  
**GARDEN:** Enclosed garden with a patio area and a raised gravel area. Pear, apple and victoria plum trees. Front garden is paved with a magnolia tree.  
**HEATING:** Gas central heating  
**PARKING:** Driveway car parking for three vehicles and a single garage  
**COUNCIL TAX:** Band C  
**EPC RATING:** C  
**REFERENCE:** 461  
**WATER & DRAINAGE:** Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

