

# STEPPING STONES

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

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**SIR HENRY JAKE CLOSE, BANBURY, OXON, OX16 1ET**

**£1,475pcm**



A beautifully presented three bedroom town house offering en suite to master bedroom, gas central heating, enclosed rear garden and single garage. The property is situated on a popular residential development close to the local amenities. EPC Rating: C. **Available: 19th February.**

- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Enclosed rear garden
- Single garage
- Integrated appliances

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

AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,475.00

TOTAL DEPOSIT: £ 1,701.92

HOLDING DEPOSIT: £ 340.38

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.

#### SECOND FLOOR

**BEDROOM ONE:** 12'8 x 9'3 Two windows to front aspect. Built in double wardrobe.

**EN SUITE:** White suite comprising shower cubicle, wash hand basin and low level w.c.

**BEDROOM TWO:** 12'5 x 8'10 Two windows to rear aspect. Built in double wardrobe.

**BATHROOM:** White suite comprising bath with shower over, wash hand basin and low level w.c.

**LANDING:** Stairs leading down to first floor:

#### FIRST FLOOR

**BEDROOM THREE:** 12'4 x 8'10 Two windows to rear aspect.

**LOUNGE:** 16'2 x 12'5 Two Juliet style balconies with French doors. Electric fireplace.

**LANDING:** Stairs leading down to ground floor:

#### GROUND FLOOR

**DINING ROOM:** 12'6 x 9'3 Window to front aspect.

**KITCHEN:** 12'2 x 11'7 Window to rear aspect. Door leading to rear garden. Range of floor fitted and wall mounted light wood units with matching worktops over. Integrated fridge/freezer, washing machine and dishwasher. Four ring gas hob with oven below and extractor hood above.

**HEATING:** Gas central heating

**PARKING:** Single garage in a block and two additional parking spaces.

**COUNCIL TAX:** Band D

**EPC RATING:** C

**REFERENCE:** 632

