

STEPPING STONES

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

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BULLERS STREET, BANBURY, OXON, OX16 1GE

£1,500pcm



A beautifully presented and spacious three bedroom, semi detached home on the popular Hanwell Chase development situated within close proximity to the M40 and is close to local schooling. The property benefits from having an open plan kitchen/diner, en suite to the master bedroom, built in storage facilities and a single garage with driveway car parking. EPC Rating: B. **1st September.**

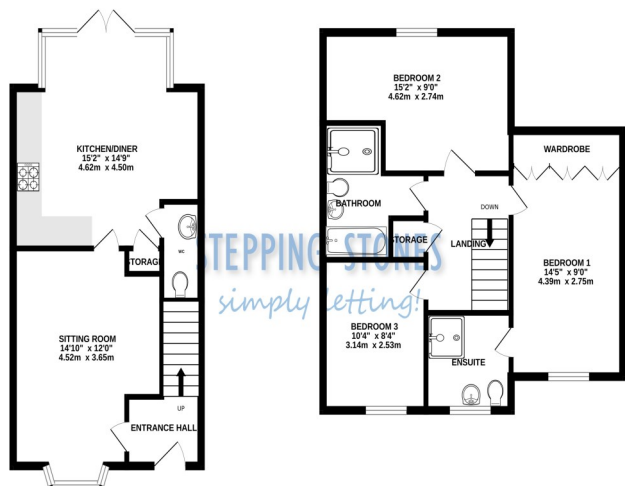
- 3 Bedrooms
- Gas central heating
- Integrated appliances
- 2 Bathrooms
- Driveway car parking
- Enclosed rear garden

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
436 sq ft. (40.5 sq m.) approx.

1ST FLOOR
543 sq ft. (50.4 sq m.) approx.



TOTAL FLOOR AREA: 979 sq ft. (90.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 as to their operability or efficiency can be given.
Mark Webb May 2023

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,500.00

TOTAL DEPOSIT: £ 1,730.76

HOLDING DEPOSIT: £ 346.15

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: Door to front aspect.

SITTING ROOM: 14'10 x 12'0 Bay window to front aspect.

KITCHEN/DINER: 15'2 x 14'9 Doors and windows to rear aspect. Built in storage cupboard. Kitchen comprises modern wall and floor mounted units with worktops over. Four ring gas hob with extractor hood above. Built in oven and grill. Integrated dishwasher, washer/dryer and fridge/freezer. Breakfast island.

WC: Low level w.c. and wash hand basin.

BEDROOM ONE: 14'5 x 9'0 Window to front aspect. Wall length fitted wardrobes.

EN SUITE: Window to front aspect. Modern white suite comprising shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: 15'2 x 9'0 Window to rear aspect.

BEDROOM THREE: 10'4 x 8'4 Window to front aspect.

BATHROOM: Modern white suite comprising bath, wash hand basin, low level w.c. and separate shower cubicle.

GARDEN: Enclosed rear garden laid to lawn with a raised and decked area. Bordered with mature bushes. Gate access to garage and driveway.

HEATING: Gas central heating

PARKING: Single garage with driveway car parking to the front for one vehicle. Electric car charging point.

COUNCIL TAX: Band C

EPC RATING: B

REFERENCE: 403

