

STEPPING STONES

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

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EARLSTOKE CLOSE, BANBURY, OXON, OX16 3WL

£950pcm

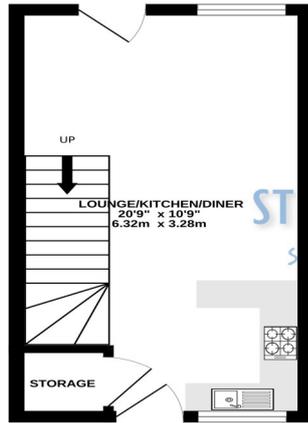


A well presented one bedroom mid terrace home located close to the town centre and train station. It benefits from having allocated car parking, an enclosed rear garden and gas central heating.

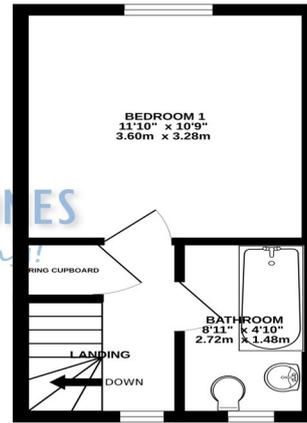
EPC Rating: C. Available: 27th April.

- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Close to train station
- Enclosed rear garden
- Close to the town centre

GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



STEPPING STONES
Simply letting!

TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and areas shown are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.
BEDROOM ONE: 11'10 x 10'9 Window to front aspect.
BATHROOM: Window to rear aspect. Comprising suite of bath with shower over, wash hand basin and low level w.c. Heated towel radiator.
LANDING: With built in airing cupboard and window to rear aspect. Stairs leading down to:
LOUNGE: 20'9 x 10'9 Window and door to front aspect.
Open plan to:
KITCHEN: With range of floor and wall mounted units with worktops over. Four ring gas hob with electric oven below and extractor hood above. Door to rear aspect.
GARDEN: Enclosed rear garden with patio area and the rest is laid to lawn.
HEATING: Gas central heating
PARKING: One allocated car parking space
COUNCIL TAX: Band A
EPC RATING: C
REFERENCE: 246
WATER & DRAINAGE: Mains connected

RENT: £ 950.00
TOTAL DEPOSIT: £ 1,096.15
HOLDING DEPOSIT: £ 219.23

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).

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

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.

