

STEPPING STONES

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PINSON CLOSE, LITTLE BOURTON, OXON, OX17 1FG

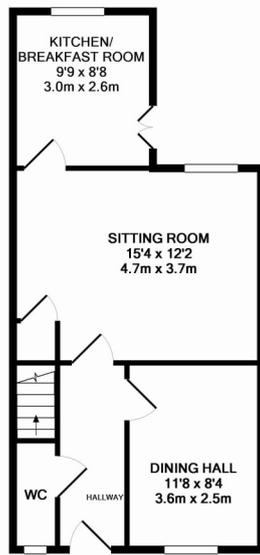
£1,395pcm



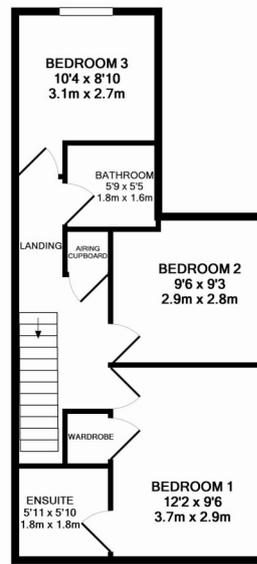
A modern and immaculately presented three bedroom mid terrace house which offers electric heating, allocated parking, integrated white goods and ensuite bathroom to master bedroom. The property is situated in a peaceful village location within close proximity to Banbury.

EPC Rating: D. Available: 9th March

- 3 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Integrated appliances
- Quiet location
- Spacious living areas



GROUND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,395.00

TOTAL DEPOSIT: £ 1,609.61

HOLDING DEPOSIT: £ 321.92

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.

BEDROOM ONE: 12'2 x 9'6 Window to front aspect. Built in wardrobe with shelf and hanging rail.

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

BEDROOM TWO: 9'6 x 9'3 Window to rear aspect.

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

BATHROOM: Window to side aspect. White suite comprising bath with shower off taps, wash hand basin and low level w.c. Wall mounted heated towel rail.

CLOAKROOM: Window to front aspect. Wash hand basin and w.c.

DINING ROOM: 11'8 x 8'4 Window to front aspect.

LOUNGE: 15'4 x 12'2 Window to rear aspect. Electric fireplace with wooden surround. Built in under stairs storage cupboard.

KITCHEN: 9'9 X 8'8 Window to rear aspect. French doors leading to rear garden. Range of floor fitted and wall mounted cream units with contrasting dark wood effect worktops over. Built in fridge/freezer, washer/dryer and dishwasher. Four ring halogen hob with oven below and extractor hood above.

HEATING: Electric heating

PARKING: Two allocated parking spaces to front aspect.

GARDEN: Enclosed rear garden laid to patio with mature borders and garden shed.

EPC RATING: D

COUNCIL TAX: Band D

REFERENCE: 525

