

STEPPING STONES

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

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ASHMEAD ROAD, BANBURY, OXON, OX16 1AA

£1,500pcm

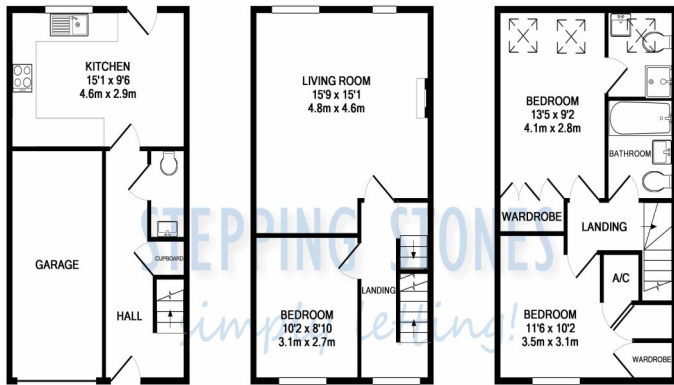


A tastefully presented and modern three bedroom town house offering gas central heating, a single garage, white goods and an en suite to the master bedroom. The property is situated on a popular residential development close to local amenities. EPC Rating: C. **Available: 19th October.**

- 3 Bedrooms
- Gas central heating
- Enclosed rear garden
- 2 Bathrooms
- Single garage
- Popular 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
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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		84 B
69-80	C	70 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.

GROUND FLOOR

ENTRANCE HALL: Door to front aspect. Built in storage cupboard. Door through to garage. Wood effect laminate flooring. Built in under stairs storage cupboard.
KITCHEN/DINER: 15'1 x 9'6 Window to rear aspect. Door leading to rear garden. A range of floor fitted and wall mounted cream units with worktops over. Integrated dishwasher, washing machine and fridge freezer. Gas powered Range cooker with extractor hood above.

FIRST FLOOR

LOUNGE: 15'9 x 15'1 Two windows to rear aspect. Gas fireplace.
BEDROOM THREE: 10'2 x 8'10 Window to front aspect.
SECOND FLOOR
BEDROOM TWO: 11'6 x 10'2 Window to front aspect. Built in wardrobe, storage cupboard and airing cupboard.
BEDROOM ONE: 13'5 x 9'2 Two Velux style windows to rear aspect. Built in wardrobes.
EN SUITE: With white suite comprising shower cubicle, wash hand basin and low level w/c. Velux style window.
BATHROOM: White suite comprising bath with shower over, wash hand basin and low level w/c.

GARDEN: Enclosed rear garden with a paved patio area.

HEATING: Gas central heating

PARKING: Single garage with power and light. Up and over door to front and internal door to hallway and driveway parking for one vehicle.

COUNCIL TAX: Band D

EPC RATING: C

REFERENCE: 627

