



Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the ‘right to rent’ checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1300.00
Deposit	£1400.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL
CURRENT COUNCIL TAX BANDING: D **LOCAL AUTHORITY:** Cherwell District Council

Important—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. Stanbra Powell 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 floor plants 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.

DIRECTIONS: : From Banbury Cross proceed to the M40 motorway roundabout taking the 2nd exit onto the A361. After approximately 2 miles take the right turn signposted Wardington. School House can be found on the right hand side



School House

The Jetty

Wardington

Oxon, OX17 1RU

£1300 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings





DESCRIPTION:

Ground Floor:

Ornate porch leading to front door, leading to;

Living room: Window to side aspect. Window seat. Feature cast iron fireplace with open hearth. Stairs raising off to first floor.

Inner hallway: Useful store cupboard. Door and two steps down to;

Dining room: Feature cast iron log burner. Windows to front and side aspects. From hallway walkway through to;

Kitchen / breakfast room: Stainless steel inset sink unit and drainer. Range of modern wall and base units. Space for cooker. Free space and plumbing for washing machine. Space for fridge freezer. Tiled flooring. Windows to side and rear aspects. Door giving access to garden

First Floor:

Landing: Window to rear aspect.

Bedroom one: Double bedroom with fitted wardrobes. Access to loft. Windows to front and side aspects.

Bedroom two: Dual aspect room with windows to front and side aspects. Fitted wardrobes. Cast iron fireplace.

Bedroom three: Single bedroom with window to rear aspect.

Bathroom: Recently installed white suite comprising bath, pedestal handbasin, low level WC. Tiling to splashback areas. Tiled flooring. Window to side aspect. Extractor.

Outside:

Rear garden: Measuring approximately 30ft in length by 50ft. Predominantly laid to lawn. Patio area. Flowers shrubs and bushes. Hardstanding for shed. Outside power point. Oil tank. Further area of lawn to the side of the cottage.

Front: Flowers, shrubs, trees and bushes. Shingle and tarmac driveway giving off road parking for several vehicles. Drystone walling to side boundaries. Wooden gates to front.



A well proportioned three bedroom semi-detached cottage

Canopy Porch | Living Room | Dining Room | Kitchen/Breakfast Room | Three Bedrooms | Bathroom | Gardens | Off Road Parking for several vehicles | Oil Fired Heating

Providing well proportioned accommodation throughout, an individual three bedroom semi-detached cottage believed to be built in the late 1800s, offering many character features and located in the sought after village of Wardington