

Kitchen - 14ft6 x 7ft  
 Living room - 16 x 11ft7  
 Master bedroom - 11ft10 x 8ft1  
 Bedroom Two - 11ft2 x 8ft1  
 Bedroom Three - 6ft2 x 7ft3  
 Bathroom - 6ft1 x 6ft1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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  
 Dilapidation deposit                       £1400.00

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING: C   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 south west on the A361 Chipping Norton Road and upon approaching the village, take the right turn into Courtington Lane. Continue to the end at the T-junction and take the left turn into the Tadmarton Road and the second turning on the right will lead to Quarry Close.**

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



27 Quarry Close

Bloxham

Oxon

OX15 4HA

**£1300 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
 Valuers  
 Property Lettings



**DESCRIPTION:**

**Entrance Hall:** Accessed via UPVC front door. Wood laminate flooring. Smoke alarm to ceiling. Electric storage heater to wall.

**Living room:** Wood laminate floor. Electric heater to wall. Double glazed windows. Cupboard under stairs.

**Kitchen/Diner:** Black slate effect tile floor. Range of modern wall and base units. Marble effect work surface. Black tiled splashback. Electric oven, hob and extractor fan. Fitted dishwasher (this item has been left by the Landlord for the tenant who will accept no responsibility for any repairs and if deemed irreparable it will not be replaced by the Landlord)

**Stairs to first floor**

**Airing cupboard**

**Two double bedrooms** both with electric heaters to wall and double glazed windows.

**Bedroom Three** with panel heater and double glazed window.

**Bathroom:** Slate effect tile floor. Low level WC, wash hand basin, and kidney shaped bath with electric shower over. Tiled floor to ceiling. Double glazed frosted window

- Double glazing
- Electric heating

**OUTSIDE**

Garden to front mainly laid to lawn

Off road parking to the side of property for two vehicles

Garden to rear laid mainly to lawn

Small amount of patio area to the side



*Located in the sought after village of Bloxham, a three bedroom property with off road parking.*

Entrance Hall | Living room | Kitchen/Diner | Three bedrooms | Bathroom | Double glazing | Electric heating | Gardens | Off road parking

Located in the sought after, well served village of Bloxham, offered in good decorative order, a three bedroom unfurnished property. The property provides well proportioned accommodation throughout and benefits from many local amenities including a primary and secondary school.