

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:

£2000.00 First months rent in advance £2100.00 Deposit

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: E 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 dimentions 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 on the Oxford Road and upon reaching the flyover, turn left into Bankside, first left again into Chatsworth Drive and first left into Elton Road and Homestead Road is the first turning on the left.

5/6a Horsefair, Banbury, Oxon. OX16 OAA

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6 Wheatley Close

Banbury

Oxon

OX169TH

£2000 pcm - Available Immediately









A recently redecorated four bedroom detached property

Entrance Hall | Cloakroom | Living Room | Dining Room | Kitchen | Four Bedrooms | Shower Room | En-Suite | Double Garage and Driveway

A four bedroom detached house situated on the popular Bodicote Chase development, providing generous size accommodation throughout. The property has been recently redecorated and benefits from recently installed cloakroom, en suite and shower room

DESCRIPTION:

Entrance Hall: Stairs rising off to first floor

Cloakroom: Low level WC. Hand basin. Tiling to splash back areas. Tiled floor

Living Room: Window to side aspect. Sliding doors to rear aspect. Laminate flooring door to Dining Room

Dining Room: Window to rear aspect. Laminate flooring. Under stairs storage cupboard Door to rear aspect

Kitchen: Range of oak fronted wall and base units. Sink unit and drainer. Ample work surfaces. Gas hob, electric oven and extractor. Space and plumbing for washing machine. Space for Fridge / freezer. Wall mounted gas boiler. Tiled flooring. Tiling to splash back areas. Window to front. Door to side aspect.

First Floor: Landing: Access to loft

Master Bedroom: Double bedroom to front aspect. Door to:

En suite: Modern white suite. Tiled shower cubicle. Hand basin. Low level WC. Tiled flooring. Tiling to splash back areas. Heated towel rail

Bedroom Two: Double bedroom to rear aspect.

Bedroom Three: Double bedroom to front aspect.

Bedroom Four: Generous single bedroom to rear aspect.

Shower room: Newly fitted, white suite comprising of walk in shower cubicle. Hand basin. Low level WC. Tiling to splash back areas. Tiled floor. Extractor. Heated towel rail.

Outside:

Rear Garden: Enclosed by hedgerow and fencing, giving a good degree of privacy. Mainly laid to lawn. Areas laid to shingle. Approximately 45 ft in length. Pathway to side of property.

Double Garage: Up and over door to front. Light and power connected.

Outside tap.

Front: Tarmac driveway leading to garage. Areas laid to lawn. Pathway to front door.





