



EPC D

TOTAL FLOOR AREA: 1250 sq. ft. (116.1 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
 Made with Metropix C2024

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	£1700.00
Deposit	£1800.00

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 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.



75 Bull Baulk
Middleton Cheney
Oxon
OX17 2SP

£1700 pcm - Available Beg August

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

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Stanbra Powell

Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Entrance Hall: Accessed via upvc double glazed front door. Tile effect flooring. Radiator to wall.

Downstairs Cloakroom: Wood flooring. Low level WC and wash basin. Radiator to wall. Double glazed window to front aspect. RCD unit to wall

Living room: Wood flooring. Double glazed bay window to front aspect. Radiator to wall.

Kitchen: Tiled flooring. A range of light wood wall and base units. Marble effect work surface with tile work surround. Inset stainless steel sink unit. Oven and electric hob. Double glazed windows to rear aspect. Freestanding dishwasher and fridge/freezer (No responsibility) Cupboard under stairs.

Dining Area: Tiled flooring. Double glazed sliding doors leading to rear garden.

Garden: Area of decking. Large area of lawn.

Study/Playroom: Radiator to wall. UPVC double glazed door leading to:

Utility room: Tile effect vinyl flooring. Double glazed windows to front and rear. Double glazed door to rear. Freestanding washing machine, Tumble dryer and fridge/freezer (No responsibility clause) Inset stainless steel sink unit and marble effect work surface.

First floor

Landing: Double glazed window. Radiator to wall. Loft access is not usable.

Bedroom Four: Single. Wood flooring. Radiator to wall. Double glazed window to rear aspect. Fitted wardrobes with sliding doors.

Bedroom Three: Single. Double glazed windows to side aspect. Radiator to wall.

Bedroom Two: Double. Radiator to wall. Double glazed windows to rear.

Master bedroom: Wood flooring. Radiator to wall. Double glazed windows to front aspect. Cupboard housing combi-boiler.

Bathroom: Tiled flooring. Wash basin with vanity unit. Bath with shower attachment over and low level WC.



A well proportioned four bedroom detached family home.

Entrance Hall | Kitchen/Dining | Living room | Study/playroom | Downstairs WC | Four Bedrooms | Bathroom | Rear Garden | Parking for one vehicle | Double glazing | Gas radiator heating.

Located in the heart of this South Northants village with many amenities, a four bedroom detached house occupying a cul-de-sac position.