



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 chares would apply:

First months rent in advance	£995.00
Dilapidation deposit	£1095.00

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

**CURRENT COUNCIL TAX BANDING: A LOCAL AUTHORITY: South Northamptonshire 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 north to the traffic lights, continuing into the Southam Road and at the large roundabout turn right into Hennef Way. Continue to the motorway and over onto the A422 Brackley Road and upon reaching the next roundabout take the second turn into Middleton Cheney village. At The Dolphin Public House, turn left into the Chacombe Road, taking a right turn into Bull Bauk.

102 Bull Bauk  
Middleton Cheney  
Banbury  
OX17 2SR  
**£995 pcm - Available 26th July**



**Stanbra  
Powell**

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## DESCRIPTION:

UPVC Double Glazed front door leading to:-

**Living Room:** Neutrally decorated. Double glazed windows to front aspect. Light fitting to ceiling. Archway through to:-

**Kitchen:** Marble effect vinyl flooring. A range of white wall and base units. Marble effect work top. Inset stainless steel sink unit. Oven with four ring gas hob. Tiling to splashback. Door leading to under stairs cupboard. Double glazed window to rear aspect overlooking rear garden. Double glazed rear door leading to paved area. Light fitting to ceiling.

Stairs to First Floor

**First Floor Landing:** Smoke alarm to ceiling

**Double Bedroom:** Neutrally decorated. Double glazed windows to front aspect. Integral wardrobe with shelving

**Bathroom:** Suite comprising of shower cubicle. Electric shower to wall. Heated towel rail. Low level W.C. Wash hand basin. Mirror to wall. Double glazed frosted windows to rear aspect. Roller blind to window. Extractor fan to wall. Enclosed light fitting.

**Airing Cupboard:** Housing hot water tank.

**Garden:** Patio area. Access to front and rear.

**Off Road Private Parking**



## *A well presented one bedroom semi-detached property*

**Living Room | Kitchen | Double Bedroom | Bathroom | Garden | Off Road Private Parking**

A well presented one bedroom semi-detached property located in the sought after village of Middleton Cheney. The property has the benefit of gas radiator heating and newly fitted double glazing. Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There are railway stations with lines to Kings Sutton and the larger station on the Eastern outskirts of Banbury. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.