

EPC Pending

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.

UPON SIGNING THE LEASE

First months rent in advance £1200.00

Dilapidation deposit £1300.00

This property is let and managed by Stanbra Powell

N.B This property is let by Stanbra Powell and managed by the Landlord thereafter

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

LOCAL AUTHORITY: Daventry District Council

DIRECTIONS: From Banbury Cross proceed to the M40 motorway junction. At the motorway junction take the second turning right signposted A361 Daventry and continue for approx. 7 miles to Byfield. Upon reaching Byfield take the fourth turning on the left just after the war memorial and the property can be found on the left hand side.

Important Notice - 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 plans 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.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



The Barn, 3 Banbury Lane
Byfield
NN11 6UX

£1200 pcm To include all utilities and council tax

Excludes telephone.

Available Beginning August



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



GROUND FLOOR:

Entrance Hall: Neutral decoration throughout. Wood-en flooring. Smoke alarm to ceiling. Spotlight fittings. Beamed wooden ceiling.

Lounge/Diner: Wooden flooring. Two radiators to wall. Two three-seater beige cream piped sofas. Light wooden tables. Double glazed wooden door to side. Double glazed windows. Light wooden drop-lead table and 3 chairs.

Storage cupboard under stairs: Wooden flooring.

Kitchen area: Wooden flooring. Marble effect work surfaces. A range of white, modern wall and base units with tiled splash backs. Electric oven and hob. Extractor hood. Washer/dryer (**This item has been left by the Landlord who will accept no responsibility and will not be replaced if deemed irreparable**).

Stainless steel sink unit. Worcester boiler. **Fridge/freezer (This item has been left by the Landlord who will accept no responsibility and will not be replaced if deemed irreparable)**.

FIRST FLOOR:

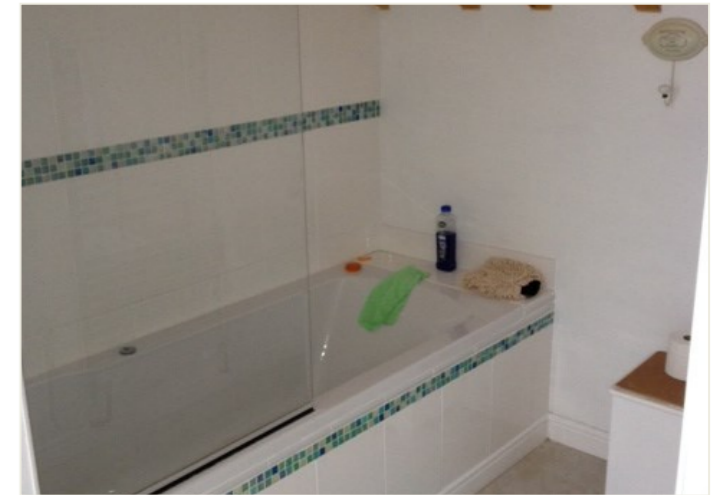
Bedroom: Neutrally decorated. Wooden freestanding wardrobes. Wrought iron bedframe with mattress. Radiator to wall. Drawers. Bedside lamps. Velux windows. Wooden chair. Table. Beam features to ceiling. Smoke alarm to ceiling.

Bathroom: Tiled floor throughout. White suite comprising of wash hand basin, WC and bath and shower over. Tile work surround. Velux window. Heated towel rail to wall. Extractor fan.

OUTSIDE:

Parking outside for one vehicle

Small amount of pathway



A neatly presented one bedroom property, village location

Entrance Hall | Lounge/Diner | Kitchen area | Bedroom | Bathroom | Parking for one vehicle | Small amount of pathway

Situated in the pleasant, sought after village of Byfield, located approximately 10 miles from Banbury, is this fully furnished one bedroom converted barn offered in excellent condition throughout. The property benefits from gas radiator heating and off road parking. The Northants village offers many local amenities including a primary school, nursery, 2 village shops, post office and petrol station. Ideally suited for a professional single person Not suitable for pets or children.