

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	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	£1250.00
Deposit	£1350.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D **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 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.

DIRECTIONS: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the large roundabout (approx. one mile) and turn right into Highlands. Continue for approximately a quarter of a mile and Rosedale Avenue can be found on the left and Bettina Crescent is the first on the right.

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21 Bettina Crescent

Banbury

Oxon

OX16 1FH

£1250 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A newly presented three bedroom detached property

Entrance Hall | Lounge/Dining Area | Kitchen | Downstairs W.C | Three Bedrooms | Bathroom | En-Suite | Rear Garden | Off-Road Parking | Garage

Located on the Northern side of town in a quiet cul-de-sac, an immaculately presented three bedroom detached property with the benefit of a private rear garden, garage and off road parking for approximately two vehicles.

DESCRIPTION:

Wooden front door leading to:

Entrance Hall: Tiled flooring. Newly decorated throughout. Double glazed windows. Wooden door leading to:

Open Plan Lounge/Dining Area: Double glazed windows to front aspect. Area leading through to:

Main Dining Area: Newly laid carpet throughout. French doors to rear leading to patio area. Doorway leading through to:

Kitchen: Wooden effect vinyl flooring. A range of newly fitted light grey wooden wall and base units. Fitted cooker, gas hob and grill. Space for washing machine and fridge. Stainless steel sink unit. Tile work surround. Extractor fan. Double glazed windows to rear aspect. Double glazed rear door. Wooden door leading to:

Secondary Hallway: Wooden door leading to:

Downstairs W.C.: Wash hand basin. Low level W.C. Heated towel rail.

Area under stairs.

Stairs to First Floor

First Floor Landing: Wooden door leading to:

Airing Cupboard: Radiator inside. Wooden shelving. White painted wooden door leading to:

Bathroom: Tile effect vinyl flooring. Newly fitted bathroom suite. Separate shower cubicle. Low level W.C. Wash hand basin. Heated towel rail to wall. Tile work surround. Wooden door leading to:

Master Bedroom: Double glazed windows to front aspect. Wooden door leading to:

En-suite Shower Room: Tile effect vinyl flooring. Low level W.C. Wash hand basin. Shower cubicle. Spot light fittings to ceiling. Wooden door leading to:

Bedroom Two: Double glazed windows to rear aspect. Wooden door leading to:

Bedroom Three: Double glazed windows to rear aspect.

Rear Garden: Patio Area. Area laid to lawn

