



TOTAL FLOOR AREA: 1067 sq ft (99.3 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and other parts for all measurements are approximate and are not to be relied upon for any prospective purchaser. The actual layout and measurements may vary from those shown. All dimensions are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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	£1395.00
Dilapidation deposit	£1495.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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.

DIRECTIONS: From Banbury Cross proceed north to the traffic lights and at the main traffic lights at the crossroad, continue over and take the first left turn into Cope Road.

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

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**4 Cope Road
 Banbury
 Oxon
 OX16 2EH**

£1395 pcm - Available 14th September 2024



**Stanbra
 Powell**

Estate Agents
 Valuers
 Property Lettings



A very well presented three bedroom 1930s semi-detached home

Entrance Porch | Living Room | Dining/Family Area | Kitchen Area | Cloakroom | Three Bedrooms | Bathroom | Gardens

Located within easy walking distance of the town centre and train station is this immaculately presented three bedroom semi detached 1930's home. The property benefits from a large kitchen/dining/family room, , gas radiator heating and downstairs cloakroom as well as a 70 ft rear garden and double driveway.

Description

Front: Driveway for approximately two vehicles. Enclosed by timber panel fencing and flower bed borders. Access to the property via UPVC double glazed door into entrance porch.

Ground Floor

Entrance porch: UPVC double glazed windows to the front aspect. Tiled flooring. Single glazed door to hallway.

Hallway: Laminate flooring. Wall mounted radiator. Stairs rising to first floor. Doors to ground floor accommodation. Small under stairs cupboard and larger pantry cupboard, which houses fuse box. Access to kitchen/dining/family room.

Living room: UPVC double glazed bay window to the front aspect. Wall mounted radiator. Built in electric fire and surround. Large opening into kitchen/dining/family room.

Dining/family area: ample space for large dining table. Laminate wood flooring. Wall mounted radiator. Large UPVC double glazed window overlooking the rear garden.

Kitchen area: A range of modern base and eye level units. Laminate wood effect worktop. Built in appliances include oven, four ring gas hob, extractor hood, dishwasher and stainless steel sink unit with swan neck tap. Wall mounted boiler. UPVC double glazed window overlooking the rear garden. Sky-light. UPVC double glazed doors providing front to back access. Laminate flooring.

Cloakroom: Two piece white suite comprising low level W/C, wash hand basin with built in storage underneath. UPVC double glazed window to the front aspect. Laminate flooring.

First Floor Landing: Access to loft. UPVC double glazed obscured window to the side aspect. Doors to first floor accommodation.

Bedroom one: Excellent size double bedroom with UPVC double glazed bay window to the front aspect. Wall mounted radiator. Built in wardrobes.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

Bedroom three: Single bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator.

Bathroom: Three piece white suite comprising low level W/C, wash hand basin with built in storage cupboard underneath. White panelled bath with rainfall shower and separate attachment over. Aqua boarding to splashback area around the bath. Tiling above the sink. UPVC double glazed obscured window to the rear aspect. Laminate flooring. Wall mounted towel rail.

Outside Rear garden: Measuring approximately 70ft in length. Stepping out onto large patio area, pergola with utility cupboard beneath, with plumbing and space for washing machine and dryer. The rest of the garden is mainly laid to lawn with a path leading to the very rear. Various flowers and shrubs borders. Mature trees. To the rear there is a workshop which has power and light connected. Garden enclosed mostly by timber panel fencing and original stone wall.

