

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.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1400.00
Deposit	£1500.00

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 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.

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5 Park End

Bodicote

Nr Banbury

Oxon, OX15 4DF

£1400 pcm - Available early October



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Wooden door leading to:

Living Room: Double glazed windows to front aspect, Electric fireplace. Tilt and slide double glazed rear door leading to rear garden. Wooden door leading to:

Kitchen: Slate tiled flooring. A range of light wooden wall and base units. Marble effect worktop. Double glazed windows to two aspects. Indesit dishwasher. Candy washing machine. Freestanding gas hob, electric cooker and grill. Extractor fan. Tile work surround. Fridge/Freezer. Wooden door leading to cupboard downstairs housing gas meter. Spot light fittings to ceiling. Archway leading through to:

Utility Room: A range of light wooden wall and base units. Tumble dryer. Double glazed window to front aspect. Marble effect worktop. Double glazed rear door leading to large area laid to patio to side of garden.

Stairs to first floor

First floor landing: Double glazed window to rear aspect. Loft access to ceiling. Wooden door leading to cupboard housing boiler. Wooden door leading to:

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

Bathroom: Wooden laminate flooring. Integrated sink unit with cupboard beneath. Low level W.C. Heated towel rail to wall. Bath with shower over. Wash hand basin. Spot light fittings to ceiling. Two double glazed windows to rear aspect. Wooden door leading to:

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

Bedroom Three: Double glazed windows to rear aspect.

Rear Garden: Area laid to patio. Small area laid to lawn. Good sized area laid to patio to side of property - fully enclosed.



A very well presented three bedroom semi-detached property

Entrance Hall | Living Room | Kitchen | Utility Room | Three Bedrooms | Bathroom | Rear Garden

Located to the east side of town in the sought after village of Bodicote, a very well presented, newly decorated, three bedroom semi-detached property with the benefit of gas radiator heating and double glazing throughout.