

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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	£1295.00
Dilapidation deposit	£1395.00

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 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 south on the Oxford Road and upon reaching the flyover, take the left turn into Bankside, the first turn into Chatsworth Drive, first left again into Elton Road and Heathcote Avenue is on the right hand side.

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

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1 Heathcote Avenue

Banbury

Oxon

OX16 9TP

£1295 pcm - Available 23rd June



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



Three bedroom detached property located in a quiet cul de sac.

Entrance hall | Cloakroom | Kitchen / breakfast room | Living / dining room | Three bedrooms | Family bathroom | Gardens to front and rear | Driveway | Gas radiator heating | UPVC double glazing | Cul de sac position

Located in a cul de sac position on this popular development to the south of Banbury, a three bedroom detached family home.

DESCRIPTION:

Ground Floor:

Entrance Hall accessed via upvc double glazed front door: Wooden flooring. Decoration in magnolia. Radiator to wall.

Downstairs WC: Wooden flooring. Neutral decoration. Radiator to wall. Chrome towel rail. Single glazed frosted window. Wash hand basin. WC. Extractor fan to ceiling.

Lounge: Wooden flooring. Decoration in magnolia emulsion. 2 Radiators to wall. Electric coal effect fire. Large double glazed windows to front aspect.

Kitchen: Wooden flooring. Decoration in magnolia. Pine effect wall and base units with chrome handles. Marble effect work tops. Gas hob, grille and oven. Space for washing machine and dishwasher. Extractor hood over hob. Cream tile work surround. Radiator to wall.

Storage under stairs

Dining room

First Floor:

Three bedrooms

Bathroom: Wood effect vinyl flooring. Tiling to walls. Bath with shower attachment, wash hand basin and WC. Double glazed frosted window.

OUTSIDE:

Garden to rear mainly laid to shingle and pathway

Amount of decking by rear door

Large area of parking to the front of property

