



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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	£1300.00
Deposit	£1400.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **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 di-mentions 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.



7 Westminster Way

Banbury

Oxon

OX16 4FA

£1300 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A well maintained detached property within easy access of many amenities including primary school, shops and junction 11 M40

Entrance Hall | Living Room | Kitchen/Diner | Three Bedrooms | Bathroom | Garage | Gardens | Parking Bay

Located within walking distance of the town centre and railway station, a three bedroom detached house benefiting from a larger than average rear garden.

DESCRIPTION:

Ground Floor

Canopy porch. Front door.

Entrance hall: Stairs rising to first floor. Door through to living room.

Living room: Double glazed window to front aspect. Wall mounted electric fire. Door through to kitchen/diner.

Kitchen/diner: Stainless steel inset sink unit and drainer. Range of wall and base units. Integrated 4 ring gas hob with electric oven under. Free space and plumbing for dishwasher. Free space for fridge/freezer. Window to rear aspect. Useful understairs storage cupboard. Door giving access to the garden. Wall mounted Worcester boiler for domestic hot water and central heating. Tiled flooring throughout kitchen/diner. Door through to garage.

Garage: Tiled floor. Double doors to front. Single door giving access to garden. Access to fully boarded loft. Free space and plumbing

First Floor

Landing: Access to loft.

Master bedroom: To front aspect with fitted wardrobes. Airing cupboard housing hot water tank and immersion heater.

Bedroom two: To rear aspect.

Bedroom three: To rear aspect.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Tiled flooring.

Outside

Rear garden: Enclosed by fencing. Large patio area. Area laid to lawn. Further patio area. Shrubs and bushes. Shed with power connected. Outside tap. The garden measures approximately 35 ft sq. The garden benefits from lighting.

Front: Low maintenance front garden laid to block paver.

Parking bay in front of the property to the side of the garage. Further area allocated to property which provides a further parking bay.

