



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	£1495.00
Dilapidation deposit	£1595.00

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 north along North Bar and at the main set of traffic lights take the left turn into the B4100 Warwick Road. Continue on this road and just before leaving Banbury, take the second exit at the large roundabout into Dukes Meadow Drive and at the next roundabout, take the right turn into Usher Drive.

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Banbury

Oxon

OX16 2EQ

£1495 pcm - Available 28th July



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



Versatile town house within walking distance of the town centre overlooking communal quadrant garden to front.

Entrance hall | Cloakroom | Study | Utility room | First floor lounge/diner | Kitchen | Bathroom | Second floor master bedroom with en-suite, two further bedrooms | Gardens to front and rear | Garage | Driveway | Gas radiator heating | Double glazing

Providing good sized accommodation over three floors, a three bedroom town house within this sought after development. The property is complemented by a private rear garden and is offered in good decorative order throughout.

DESCRIPTION:

Ground Floor:

Entrance hall: Accessed via single glazed wooden door. Stairs to first floor. Under stairs storage cupboard.

Shower room: White suite comprising low level WC, wash handbasin and shower cubicle with power shower. Tiled splashbacks. Extractor fan.

Study: Double glazed wooden door to rear aspect. Door to utility.

Utility room: Plumbing for washing machine. Built-in sink unit. Base units. Roll-top work surface. Double glazed window to rear aspect. Double glazed door to rear.

First Floor:

Landing.

Living / dining room: Wooden double glazed doors to rear leading onto Juliet balcony. Double glazed window to rear.

Kitchen: Re-fitted kitchen comprising range of base and eye level units. Roll-top work surfaces. Built-in oven; four ring electric hob and extractor hood above. Cupboard housing boiler. Built-in stainless steel sink unit. Built-in dishwasher. Built-in fridge. Double glazed window to front aspect. Tiled splashbacks.

Family bathroom: Re-fitted white suite comprising low level WC, wash handbasin and panelled bath with shower attachment. Double glazed window to front aspect. Tiled splashbacks.

Second floor:

Landing: Airing cupboard. Access to loft.

Bedroom three: Double glazed window to rear aspect.

Bedroom two: Double glazed window to rear aspect. Built-in wardrobes.

Main bedroom: Double glazed window to front aspect. Built-in wardrobes. Door to en-suite.

En-suite: Re-fitted suite comprising low level WC, wash handbasin and shower cubicle with electric shower. Built-in storage cupboard. Tiled splashbacks. Double glazed window to front aspect.

Outside:

Rear garden: Low maintenance garden. Flower and shrub borders. Some shingled areas. Timber panel fencing. Rear gated access. Outside tap.

Front garden: Pathway to front door. Driveway giving parking for one vehicle. Lawned area.

Integral garage: Metal up and over door to front. Light and power connected.

