

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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 di-mensions 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 traffic lights continue over into Southam Road. Take the first right turn into Coopers Gate and follow the road round.



90 Coopers Gate

Banbury

Oxon

OX16 2WD

£1295 pcm - Available Immediately



Stanbra
Powell

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Valuers
Property Lettings

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DESCRIPTION:

Ground Floor:

Entrance Hall: Wooden flooring. Radiator to wall. Smoke alarm to ceiling.

Cloakroom: Vinolay flooring. Wash hand basin, with tile work surround. WC. Radiator to wall. Double glazed window.

Lounge Area: Wood effect flooring. Neutral decoration. Double glazed window.

Archway through to:

Dining area: Wooden flooring. Radiator to wall.

Kitchen Area: Slate effect tile flooring. A range of white wall and base units. Wooden effect work surface. Tiled splashback. Electric oven and hob with extractor fan over. Double glazed window. Stainless steel sink unit. Cupboard housing boiler.

First Floor:

Bathroom: Vinolay flooring. WC, wash hand basin, and wooden panelled bath with mixer tap shower connection. Electric shower with glass folding door. Tile work surround. Extractor fan to ceiling. Radiator to wall.

Bedroom One: Double glazed window. Walk-in wardrobe. Airing cupboard with hot water tank.

Bedroom Two: Double glazed window. Radiator to wall.

Bedroom Three: Double glazed window. Radiator to wall.

Outside:

Garden to rear laid mainly to lawn.

Area of patio

Wendy house to garden

Garage with up and over door



A three bedroom property within easy access of M40 junction 11

Entrance Hall | Cloakroom | Lounge | Kitchen/Dining area | Bathroom | Three bedrooms | Garden | Driveway parking | Garage with up and over door

Situated on this popular development close to the town centre a detached unfurnished three bedroom family home with the benefit of gas heating, double glazing and a garage