



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 C	
55-68	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	£995.00
Dilapidation deposit	£1095.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A LOCAL AUTHORITY: South Northants 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 to the traffic lights, continuing into the Southam Road and at the large roundabout turn right into Hennef Way. Continue to the motorway and over onto the A422 Brackley Road and upon reaching the next roundabout take the second turn into Middleton Cheney village. At The Dolphin Public House, turn left into the Chacombe Road, taking a right turn into Bull Baulk and follow the road around until you find the property.



133 Bull Baulk
Middleton Cheney
South Northants
OX17 2SP

£995 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



DESCRIPTION:

Living room: Carpet to floor. Decorated in grey emulsion. Double glazed windows to front aspect. Radiator to wall.

Kitchen: Tile effect vinyl flooring. A range of sage colour wall and base units. Grey tiling to splashback. Wood effect worktop. Stainless steel sink unit. Electric oven and hob with extractor hood. Double glazed windows to rear aspect. Space for washing machine and fridge/freezer.

Stairs to First Floor:

First Floor Landing:

Bathroom: Tile effect vinyl flooring. White suite comprising large shower, low level WC and washbasin. Tile work surround. Frosted double glazed windows. Enclosed light fitting.

Bedroom: Windows to front aspect. Radiator to wall. Grey carpets to floor. Decoration in grey emulsion.

Rear Garden:

Shingle and area of patio. Mainly laid to lawn.

Middleton Cheney

Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There is easy access to Banbury railway station with regular trains to London and Birmingham. Within the village, amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.



A very well presented one bedroom village property

Living room | Kitchen | Bedroom | Living room | Shower room | Garden | Parking for one vehicle

Located in this desirable South Northants village with many amenities, a well presented one bedroom terraced house occupying a cul-de-sac position.