



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:

EPC— C

- 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** £1595.00

**Dilapidation deposit** £1695.00

**This property is let and managed by Stanbra Powell**

**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.**

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Bloxham

Oxfordshire

OX15 4FR

**£1595 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





Canopy porch.  
Spacious entrance hall: Stairs rising off to first floor.  
Thermostat for heating.

Cloakroom: White suite comprising of low level WC and pedestal handbasin. Tiling to splashback areas. Extractor fan.

Kitchen/breakfast room: Range of light oak fronted wall and base units. Stainless steel bowl and a half sink unit and drainer. Tiling to splashback areas. Ample work surfaces. Integrated Electrolux 4 ring stainless steel gas hob with electric oven under, extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Cupboard housing gas boiler for domestic hot water and central heating. Tiled flooring.

Living/dining room: Laminate flooring. Useful under-stairs storage cupboard. Double glazed doors giving access to the garden.

First Floor. Landing: Airing cupboard housing hot water tank and immersion heater.

Bedroom two: Generous double bedroom to rear aspect.

Bedroom three: Generous double bedroom to front aspect.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas.

Second Floor. Landing: Velux window to rear aspect. Door to master bedroom.

Master bedroom: Generous double bedroom to front aspect. Fitted wardrobes. Further eaves storage. Access to loft. Door to en-suite.  
En-suite: Fully tiled double width shower cubicle, pedestal handbasin and low level WC. Velux window. Shaver socket.

Outside: Enclosed private garden to rear and side. Laid to lawn. Shrubs and bushes. Patio area. Gate to rear giving access to driveway. Outside tap. The garden measures approximately 30 ft x 35 ft. Triangular shape to the side with a maximum measurement of 30 ft in length x maximum width of 15 ft. To the rear of the garden is a gate giving access to garage and driveway. Detached brick built garage with metal up and over door. Pitched roof for further storage.



A deceptively spacious three storey town house enjoying generous size plot.

Entrance hall | Cloakroom | Kitchen/breakfast room | Living/diner | Two first floor double bedrooms | Bathroom | Master bedroom with en-suite to second floor | Gardens to front, rear and side | Garage | Driveway

Located on the edge of this sought after well served village, a well presented three double bedroom, three storey town house, complemented by a private rear garden, enjoying a larger than average plot.