



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— D

- 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

Dilapidation deposit £1400.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C LOCAL AUTHORITY: West 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 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.

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15 Horton Close

Middleton Cheney

Oxon

OX17 2LQ

£1300 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A detached bungalow enjoying a cul-de-sac location within this well served South Northants village.

Entrance hall | Living room | Conservatory | Kitchen | Two double bedrooms | Shower room | Garage | Driveway | Gas central heating | Double glazing

Located in the heart of this well served village is a two bedroom detached bungalow with the benefit of a garage and conservatory.

Ground Floor

Front door leads to:

Entrance Hall: Airing cupboard housing hot water immersion heater, access to loft.

Living Room: Two windows to side aspect, feature fire-place. Sliding double glazed doors giving access to:

Conservatory: Brick and PVC construction, double glazed windows overlooking garden. Door giving access to the garden.

Hallway door giving access to:

Kitchen: A range of contemporary white fronted wall and base units, stainless steel sink and drainer. Complementary work surfaces, tiling to splashback areas. Free space for plumbing for washing machine, integrated flooring electric hob with stainless steel electric oven under, extractor over. Work surface has free space under for fridge or freezer. Serving hatch to living room. Wall mounted Gloworm gas boiler for domestic hot water and central heating. Double glazed window to rear door giving access to the garden.

Bedroom one: Double bedroom to front aspect with feature box bay window.

Bedroom two: Double bedroom to front aspect. All windows are double glazed with gas central heating.

Shower Room: White suite comprising of low level wc, pedestal handbasin, fully tiled shower cubicle, further tiling to splashback areas. Shavers socket and light. Window to side. Vinyl laid flooring.

Outside

Rear garden: Enclosed by fencing. Low maintenance laid to patio. Areas laid to shingle, flower, shrubs and bushes. Access to the driveway via a gate. Outside tap. Garden measuring approximately 30 ft in length.

To the side of the property is a brick built:

Single garage: with pitched roof for further storage. Metal up and over door giving access to the garden.

Front: Tarmac driveway for off-road parking for several vehicles.

Further outside tap and to the front of the property is a small open plan area laid to lawn and pathway to the front door.

