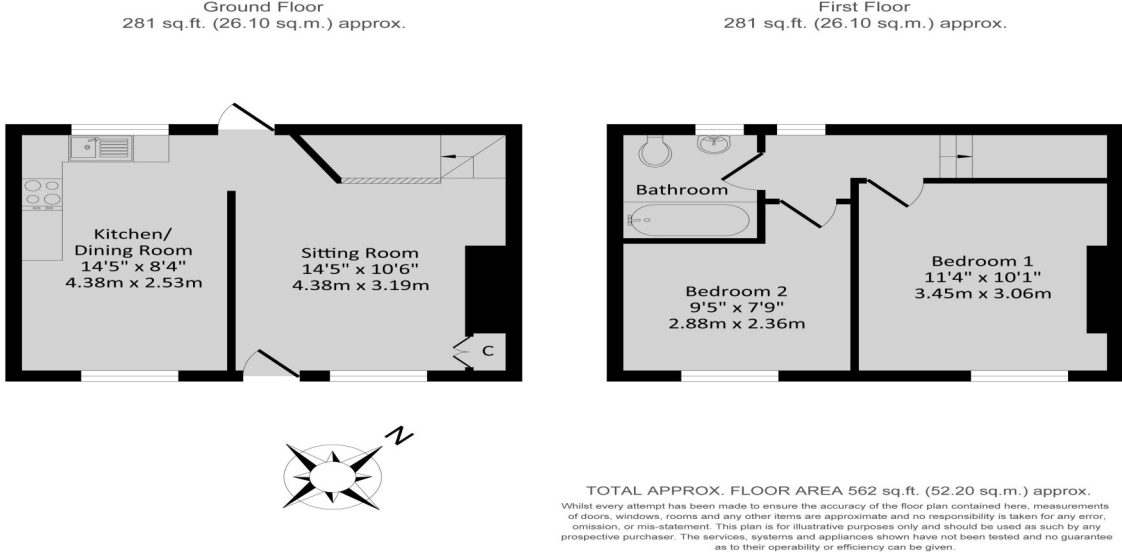




Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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.

EPC D

Should you wish to proceed with the tenancy of this property, the following charges would apply:

|                              |          |
|------------------------------|----------|
| First months rent in advance | £1350.00 |
| Deposit                      | £1450.00 |

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C 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.



Field View

Castle Street

Deddington

Oxon, OX15 0TE

£1350 pcm - Available 15th December



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

### Ground Floor

Front door leads to living room.

Living room: Stairs rising off to first floor. Feature fireplace with Oak beam mantle. Window to front aspect. Double glazed door giving access to rear. Recessed spotlights. Exposed beam. Walkway through to kitchen/diner.

Kitchen/diner: Stainless steel sink unit. Comprehensive range of contemporary wall and base units with complementary Oak work surfaces. Tiling to splashback areas. Integrated 4 ring electric hob with electric oven under. Extractor fan. Dual aspect room. Recessed spotlights.

### First Floor

Landing: Window to rear aspect. Door to master bedroom. Access to loft.

Bedroom one: Generous double bedroom with window to front aspect.

Bedroom two: Double bedroom to front aspect.

Bathroom: White suite comprising of tongue and groove paneled bath with rainfall shower unit, low level WC and wash handbasin with vanity unit. Tiling to splashback areas. Heated towel rail. Recessed spotlights. Window to rear.

Door to rear leads to garden.

### Outside

Enclosed rear garden, predominately laid to shingle. Timber covered area. Outside lights. The garden measures a maximum of 15 ft in length x maximum width 18 ft.

Immediately in front of the property is a lay-by which can be used for parking although not allocated to the property

The village of Deddington offers many amenities including several shops, Post Office, Health & Community Centres, library, hotels and restaurants, recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. Also within the village there is the primary school plus Deddington falls within the Warriner catchment for secondary education.



## A double fronted period cottage located within this sought after village

**Living room | Kitchen/diner | Two first floor bedrooms | Bathroom | Enclosed rear garden | Small garden to front | Electric heating | Double glazed windows**

Renovated to a high specification a two double bedroom red brick cottage providing well balanced accommodation within moments of the highly desirable market place of Deddington. The cottage is complemented by an enclosed rear garden.